

COASTAL ZONE  
INFORMATION CENTER

[Coastal Zone Management Program  
Year End Report  
Fiscal Year 1979  
Northwest Michigan Regional Planning  
and Development Commission  
September 1979

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National Oceanic and Atmospheric Administration

NORTHWEST MICHIGAN REGIONAL PLANNING AND DEVELOPMENT COMMISSION

FY-79 Coastal Zone Management Program Completion Report  
Contract #LPR-65

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HT393. N69. M5 1579 & Coastal Zone Mgm Program

Northwest Michigan Regional Planning and  
Development Commission  
Coastal Zone Management Program  
Year end report FY 1978-79

We have just finished our fifth year of participation in the Michigan Coastal Zone Management Program. Our activities for fiscal 1979 have centered around four basic elements: 1) Public Information and Participation, 2) Areas of Particular Concern, 3) Local Assistance, and 4) Local Project Development. This report summarizes our activities under each of those elements, as well as providing supplemental information to document those activities.

Public Information and Participation

Under this element we have been involved in distributing information for the purposes of educating both citizens and elected officials as to what the Coastal Program is all about and to further inform them of the specific activities in which we have been engaged. A highlight of this years Coastal Zone Program was the availability of implementation monies to local units of government for the development of projects aimed at overcoming problems and correcting shortcomings within the coastal zone area as identified by the public through the Area of Particular Concern nomination process.

In November 1978, we co-sponsored three coastal workshops in conjunction with the Northeast Michigan Council of Governments and staff from the Coastal Zone Management section of the Department of Natural Resources. The workshops were held in Traverse City, Petoskey, and Alpena. The purpose of the workshops was to explain to local officials what the Coastal Zone Management program is and how State and Regional staff coordinate the program to provide technical assistance to local units of government in the coastal zone. The types of project eligible for coastal zone program funding were also explained. Other State and federal grant programs, such as the Land and Water Conservation fund that have funding assistance for coastal or recreation-oriented projects were also discussed. Press releases, phone contacts, and written correspondence were the methods used to advertise the content and location of the workshops.

Another aspect of this element was attendance at meetings to update local planners and decision-makers on current and up-coming coastal activities. Meetings of the Regional Planning Commission, the Executive Committee, and the County Planning Directors were attended by the Regional Planning Commission staff. The minutes of some of these meetings are included in the report to document this activity. We attended a coastal workshop-conference in Miami to investigate new planning strategies and techniques for solving coastal problems. We also co-sponsored meetings with the Shorelands Section of the Department of Natural Resources to provide information on the re-designation of high-risk erosion areas along our Region's coastline to local government officials and later to land owners affected by the change.

We also assisted with the development of CZM grant applications for the communities of Filer Township, City of Frankfort, Village of Suttons Bay, City of Traverse City, Norwood Township, Beaver Island, City of Petoskey, City of East Jordan, City of Boyne City, Emmet County, and the Village of Elk Rapids. We also distributed information on the coastal zone program and provided technical assistance to citizens and communities upon request.

#### Local Project Development

This year there was a substantial amount of money in the State's CZM block grant for local units to develop management projects for specific coastal sites. Our efforts were aimed at assisting local units of government in developing sound coastal zone projects. To accomplish this we attended local planning commission meetings to explain the Coastal Zone Management grant process and suggest means of developing projects that would most likely be funded. We also visited the proposed project sites to become familiar with their physical characteristics. We then assisted localities in the preparation of the CZM grant applications, upon request of local officials.

Some projects proposed in our Region are:

1. Norwood Township, in Charlevoix County, proposed to undertake a coastal township park site analysis and feasibility study to consider preservation of its natural and historical value, including a current recreational design study and an interpretive value assessment.
2. Filer Township, Manistee County, proposed to develop a water-access park at the end of a road. Improvements would include construction of a stairway to provide access, landscaping to prevent vehicle trespass, plantings for bluff erosion control, and a parking area.
3. Emmet County officials proposed to conduct a feasibility study for the construction of a bikepath starting in Petoskey, going around Little Traverse Bay, and ending at Harbor Springs.
4. Boyne City, Charlevoix County, proposed to conduct a site analysis and design study for a proposed public swimming beach on Lake Charlevoix.
5. Petoskey also proposed to develop a badly-needed waterfront plan.
6. East Jordan proposed to conduct a site analysis and develop a design for improvements to its park on the South Arm of Lake Charlevoix.
7. Traverse City proposed a similar study for continuing implementation of the West Bay waterfront project.
8. Elk Rapids, Antrim County, proposed a low-cost construction and landscaping project for the improvement of the Harbor of Elk Rapids.

These are only a few of the coastal zone projects being proposed in the Northwest Region. We are optimistic about continuing the involvement we have had with local units of government in the coastal zone. It is satisfying to see and participate in the implementation of the CZM program. Local project development will be an important aspect of our continuing participation in the Michigan Coastal Zone Management Program.

A major event presently taking place in our region is the Sleeping Bear Dunes National Lakeshore Planning Process. We have been involved with the National Park Service Planning Team throughout the past year in a number of ways. We have had informational meetings between our staff and the Planning Team to provide them with various types of information and to get an indication of what the Park Service's Plans are, to determine the possible impacts of the park. We also have attended public hearings held by the Park Service to learn of the local feelings toward the Park Service and its various plans. We have also attended the Leelanau and Benzie County Planning Commission meetings to gauge their feelings towards the Park Service's Draft General Management Plan.

Another activity this year was our development and publication of a coastal zone management newsletter in conjunction with our adjacent region, the Northeast Michigan Council of Governments. These newsletters contained general informational articles on funding sources for coastal projects, and articles on specific projects such as the Beaver Head Lighthouse restoration. Another project we covered was an explanation of Michigan laws and permit systems designed to preserve Michigan's Coastal Resources. We also developed a mailing list, for the distribution of the newsletter and other coastal-related publications and materials.

#### Areas of Particular Concern

During the year we have maintained an "Area of Particular Concern" nomination process and filing system through which we receive, review, and update new APC nominations. We had one new APC nomination this year, a parcel of land on Lake Michigan in Emmet County one-quarter of a mile from Mackinaw City. The area was nominated under the recreation area category, and some low cost construction involving bathing beach facilities was recommended for the site. We continued our review of APC's previously nominated to determine their priorities for action programs, and to update the information on the nomination forms. This review process is an on-going function in addition to soliciting new nominations.

Some APC's in Leelanau and Benzie county which are now in federal ownership will be affected when the new general management plan for the Sleeping Bear National Lakeshore is implemented. Our review of these APC's and appropriate contacts and actions will be completed in FY-80.

#### Local Assistance

Our assistance to local units of government this year took many forms. We have included, as part of this report, a partial listing of local contacts, and relevant correspondence is included to document these activities.

We worked with three local units of government in preparing proposals for land acquisitions through the Kammer Recreational Land Trust Fund program. The three units of government were 1) Filer Township (Magoon Creek Proposal); 2) Bliss Township (Sturgeon Bay Dunes proposal); and 3) East Bay Township (East Bay Shoreline Properties). We are sending you cover sheets from those applications.

## **APPENDIX A**

### **KAMMER APPLICATIONS**

# LAND ACQUISITION PROPOSAL

for the  
MICHIGAN LAND TRUST FUND  
created by the  
KAMMER RECREATIONAL LAND TRUST FUND ACT  
(Public Act 204 of 1976)

For State Use Only
Date Received
Project No.

NOTE: Mail this proposal to Michigan Department of Natural Resources, Office of Budget and Federal Aid, Box 30028,  
Lansing, Michigan 48909

(See Reverse Side For Instructions)

1. Project Title			
EAST BAY SHORLINE PROPERTIES (East Bay Twp., Grand Traverse County)			
2. Brief Description of Land Acquisition Proposal:			
The Region supports the proposals submitted by the Traverse Bay Regional Planning Commission (for East Bay Twp.) for public land acquisitions on East Bay.			
3. Name of Sponsor			Phone:
Northwest Michigan Regional Planning & Development Comm.			
Address (Street, P.O. Box)		City, Zip Code	
2334 Aero Park Court		Traverse City, 49684	
4. Location of Land to be Acquired:		5. The land interest acquired will be:	
East Bay Township, Grand Traverse County		<input type="checkbox"/> Fee Simple <input type="checkbox"/> Easement <input type="checkbox"/> Other:	
6. Enter Parcel Information Below			
NAME OF LANDOWNER	ACREAGE	EST. VALUE OF PARCEL	TOTAL COSTS
a.			
b. See application from Traverse			
c. Bay Regional Planning Commission			
d.			
e.			
TOTAL ACREAGE		TOTAL COSTS	
7. "Total Costs" listed above will be funded by: Michigan Land Trust Funds \$ _____			
Local Funds \$ _____			
Other: _____ \$ _____			
If applicable, identify specific source of local funds.			
8. Attach a location map, parcel map, photographs, and master plan with this Proposal Form.			

Date

4 April 79

Signature

*R. [Signature]*

UNIVERSITY

**LAND ACQUISITION PROPOSAL**  
for the  
**MICHIGAN LAND TRUST FUND**  
created by the  
**KAMMER RECREATIONAL LAND TRUST FUND ACT**  
(Public Act 204 of 1976)

For State Use Only
Date Received
Project No.

**NOTE:** Mail this proposal to Michigan Department of Natural Resources, Office of Budget and Federal Aid, Box 30028, Lansing, Michigan 48909

(See Reverse Side For Instructions)

1. Project Title <b>MAGOON CREEK (Filer Twp., Manistee County)</b>			
2. Brief Description of Land Acquisition Proposal:  The region supports Filer Township's proposal to acquire the Magoon Creek property for public recreational purposes.			
3. Name of Sponsor <b>Northwest Michigan Regional Planning &amp; Development Comm.</b>			Phone <b>(616-946-5922)</b>
Address (Street, P.O. Box): <b>2334 Aero Park Court</b>		City, Zip Code: <b>Traverse City 49684</b>	
4. Location of Land to be Acquired: <b>Filer Twp. Manistee County</b>		5. The land interest acquired will be: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Easement <input type="checkbox"/> Other:	
6. Enter Parcel Information Below			
NAME OF LANDOWNER	ACREAGE	EST. VALUE OF PARCEL	TOTAL COSTS
a.			
b. <del>Identical to Filer Township</del>			
c. application.			
d.			
e.			
<b>TOTAL ACREAGE</b>		<b>TOTAL COSTS</b>	
7. "Total Costs" listed above will be funded by: Michigan Land Trust Funds \$ _____ Local Funds \$ _____ Other: _____ \$ _____ If applicable, identify specific source of local funds:			
8. Attach a location map, aerial map, photographs, and master plan with this Proposal Form.			

Date **4 APR 79**

Signature

*Robert H. Miller* EX.DIR.

R1061 1/79



# LAND ACQUISITION PROPOSAL

for the  
MICHIGAN LAND TRUST FUND  
created by the  
KAMMER RECREATIONAL LAND TRUST FUND ACT  
(Public Act 204 of 1976)

For State Use Only
Date Received
Project No.

NOTE: Mail this proposal to Michigan Department of Natural Resources, Office of Budget and Federal Aid, Box 30028, Lansing, Michigan 48909

(See Reverse Side For Instructions)

1. Project Title			
STURGEON BAY DUNES ( Bliss Township, Emmet County)			
2. Brief Description of Land Acquisition Proposal: The region supports the local proposal to acquire fragile dunes and shoreline areas for inclusion into Wilderness State Park.			
3. Name of Sponsor Northwest Michigan Regional Planning & Development Comm.			Phone
Address (Street, P.O. Box) 2334 Aero Park Court		City, Zip Code Traverse City, 49684	
4. Location of Land to be Acquired Bliss Township, Emmet County		5. The land interest acquired will be <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Easement <input type="checkbox"/> Other	
6. Enter Parcel Information Below:			
NAME OF LANDOWNER	ACREAGE	EST. VALUE OF PARCEL	TOTAL COSTS
a.			
b.			
c. Identical to local proposal			
d.			
e.			
TOTAL ACREAGE		TOTAL COSTS	
7. "Total Costs" listed above will be funded by: Michigan Land Trust Funds \$ _____ Local Funds \$ _____ Other: _____ \$ _____ If applicable, identify specific source of local funds:			
8. Attach a location map (parcel map) photographs, and master plan with this Proposal Form.			

Date

4 APRIL 79

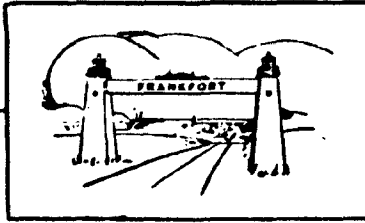
Signature

Robert Miller EX.DR

R1961 1/79

**APPENDIX B**  
**CORRESPONDENCE**

**City of Frankfort**



FRANKFORT, MICHIGAN 49635

OFFICE OF THE

February 3, 1979

Mr. David J. Warner, Coastal Zone Planner  
Northwest Michigan Regional Development  
& Planning Commission  
2334 Aero Park Court  
Traverse City, Michigan 49684

Dear Mr. Warner:

Following his visit with you, Bill Pringle and I discussed procedure for getting a project started on our Mineral Springs Fountain.

We decided we had best get City Council approval at this stage, and will present a resolution for their consideration at the next meeting (February 12). The resolution will contain approval of a 20% cost to the city, and will authorize me to sign all documents in connection with the application.

We expect to get back to you with a draft application shortly after the Council meeting.

We certainly appreciate the advice and help you are giving us.

Sincerely yours,

A handwritten signature in cursive script, appearing to read 'C. A. Frederickson'.

C. A. Frederickson  
City Superintendent

NORTHWEST MICHIGAN  
REC.

FEB 05 1979

PLANNING  
COM.

Northwest Michigan



Regional Planning  
Development and Commission

PHONE (616) 946-5922  
2334 AERO-PARK CT.

TRAVERSE CITY,  
MICHIGAN 49684

MEMORANDUM

TO: Local Governmental Officials in Coastal  
Communities

FROM: David J. Warner, Coastal Zone Planner

SUBJECT: Local Grants for Coastal Related Projects

Enclosed is a copy of the "Request for Proposal" application for local grants through the Coastal Zone Management Program. All communities which are located along the Great Lakes shoreline or connecting waters are eligible for grants under this program. Monies are made available to local governments on a 80% State/20% Local match basis. Planning and feasibility studies, engineering designs, and minor construction projects may be funded under this program. However, land acquisitions and major construction projects are not eligible.

I am available to assist any local official in developing a project application under this program. If you have any questions regarding this grant program or need assistance in developing a proposal, please do not hesitate to call me at (616) 946-5922.

DJW/dm  
1-11-79=54

# City Offices Petoskey Michigan

OFFICE OF THE CITY MANAGER  
200 Division Street  
PETOSKEY, MICHIGAN 49770

December 22, 1978

Michigan Department of Natural Resources  
Division of Land Resource Programs  
Michigan Coastal Management Program  
P.O. Box 30028  
Lansing, Michigan 48909

Gentlemen:

The Petoskey Water Resources Development Commission would like to express their enthusiasm in presenting this proposal to you. The ideas incorporated are not new developments in public recreation but a fundamental beginning to a long range plan.

Our shoreline bears the scars of unintentional neglect due to unplanned development. These concepts brought together by Petoskey's Water Resources and Development Commission have the full support of City Council, the Petoskey Planning Commission and the Parks and Recreation Commission. Favorable unsolicited articles have been published in the Petoskey News Review.

Dave Warner, Planner for the Northwest Michigan Regional Planning and Development Commission reviewed our projects both on paper and on site. He stated he was impressed by our simple approach and conceptual thoughts to long range development of the waterfront. His technical advice and moral support at this time, has been instrumental in assuring a follow through with our plans.

Both private citizens and civic/social organizations are expressing their approval of the project and have assured us of their desire to help us with our project.

Very truly yours,

CITY OF PETOSKEY

Richard I. Gorman  
City Manager

RIG/md

cc: Mayor Joe Kilborn  
Petoskey Planning Commission  
Petoskey Parks and Recreation Commission  
Northwest Michigan Regional Planning and Development  
Commission

# Northwest Michigan

## Regional Planning Development and Commission

PHONE (616) 946-5922  
2334 AERO-PARK CT.

TRAVERSE CITY,  
MICHIGAN 49684

20 December 1978.

Letter sent to persons listed on the reverse side.

dm

I would like to thank you for your attendance at our recent Coastal Workshop. Your attendance has shown us that you too are interested in the wise management and protection of our coastal resources. From the several discussions which took place at the workshop, it is apparent that there are many good local project proposals that are eligible for funding.

If you have any coastal project proposals or ideas for your community or organization, please submit a brief description of them to us at your earliest convenience. From this information, I can direct you to the appropriate funding programs and assist you in developing grant applications.

It is important that local governments and organizations start getting their ideas together now because the "Request for Proposals" for the Coastal Program will be distributed after the first of the year, with other programs following soon after. I am looking forward to working with you in your efforts to enhance our coastal areas.

Sincerely,

David J. Warner  
Coastal Zone Planner

DJW/dm

Jack Parks  
Fred Hoisington  
Roger Williams  
Sara Gay Dammann  
Dan Kaczynski  
Dennis TerHorst  
Irma Sundling  
Mr & Mrs Herbert Starick  
Timothy Clifton  
Kirt Schindler  
Fred Scott  
Ron Parker  
David Irish  
Charles Dolph  
Rol Hesselbast  
Thom Kern  
Robert Timms  
Eric Beishlag  
Herman Rasch

# County Of Emmet

CITY-COUNTY BUILDING

Petoskey, Michigan 49770

Office of  
PLANNING & ZONING  
Phone: 1-616-347-7780

December 14, 1978

Mr. David J. Warner, Coastal Zone Planner  
N.W. Michigan Regional Planning and  
Development Commission  
2334 Aero-Park Court  
Traverse City, Michigan 49684

Dear Dave:

Just a note to express our appreciation to you for the excellent letter written to the Kammer Board of Trustees. The letter, though signed by Mr. Roy Howes, was presumably written by you and it states the situation most effectively. The point about our region producing most of the Kammer Trust Fund revenue was particularly pertinent.

Hopefully we will obtain a better Hearing by the Kammer Board of Trustees on the next go-round. So far Emmet County has made two unsuccessful attempts to obtain Kammer Funds and perhaps the next effort will be more fairly evaluated.

Sincerely,



Max R. Putters  
Office of Planning and Zoning

MRP/sm

NORTHWEST MICHIGAN  
REGIONAL

DEC 19 1978

PLANNING & ZONING  
COMMISSION







December 11, 1978

Mr. David J. Warner, Coastal Zone Planner  
Northwest Michigan Regional Planning & Development Commission  
2334 Aero Park Court  
Traverse City, Michigan 49684

Dear David:

Just received "The Shorelander". Good idea! Yes I would like to receive future editions.

Sincerely,

*D. Tertorst*  
Dennis Tertorst

NORTHWEST MICHIGAN  
REGIONAL

DEC 12 1978

PLANNING & DEVELOPMENT  
COMMISSION

# Northwest Michigan

## Regional Planning Development and Commission

PHONE (616) 946-5822  
2334 AEROPARK CT.

TRAVERSE CITY,  
MICHIGAN 49664

1 December 1978

P. McCallister, Chief Engineering Division  
Department of the Army  
Detroit District, Corps of Engineers  
Box 1027  
Detroit, Michigan 48231

Dear Mr. McCallister:

We are writing in regards to the Cross Village harbor feasibility study. Several months ago, when this project was considered for deauthorization, our Commission passed a resolution indicating strong support for this project at the Regional level. We were happy to learn that funds have now been appropriated to begin the engineering and design studies. Our primary concerns regarding the development of a harbor of refuge are: 1) that local officials and citizens have the opportunity to participate in the planning process; and 2) that local, county, and Regional officials are made aware of the anticipated economic, social, and environmental impacts of the project. Your public workshop scheduled for 6 December 1978 should provide some good constructive input from the local citizens.

We would appreciate being kept informed on the progress of the feasibility study and receiving a copy of the final document when it is available. If we can be of any assistance in your study effort, please give us a call. Thank you.

Sincerely,



David J. Warner  
Coastal Zone Planner

DJW/el

# Northwest Michigan

## Regional Planning Development and Commission

PHONE (616) 946-5822  
2334 AEROPARK CT.

TRAVERSE CITY,  
MICHIGAN 49684

5 December 1978

Michigan Land Trust Fund  
Board  
Office of Budget and Federal Aid  
Department of Natural Resources  
P.O. Box 30028  
Lansing, Michigan 48909

Dear Kammer Board of Trustees:

The Northwest Michigan Regional Planning and Development Commission has been actively participating in the State's Coastal Management Program for over four years. The program is now in its implementation phase and our primary activity is providing assistance to local governments for coastal-related projects. In regards to our local assistance activities; we would like to bring to your attention several matters related to the planning and management of coastal resources in our Region.

In providing assistance to local governments, when the idea of public acquisition of property for recreational purposes has arisen, we have encouraged the local unit to submit a proposal to the Kammer Recreational Land Trust Fund Program. During the last year, we worked closely with four coastal communities to prepare proposal applications, making sure that they were complete with supporting details and documentation. We contacted Dennis Adams' office to find out how we could prepare applications that would have the most impact on the decision-making board. Adams stated that the best way to show strong public support for a proposed acquisition was to have each government level and support group submit a separate application for a specific site. Therefore, we spent considerable time and effort making sure that local public support from each township, each county, the Region, and each interest group was clearly documented.

The four coastal sites in our Region which we are referring to are: Magoon Creek and Bar Lake in Manistee County; East Bay in Grand Traverse County; and the Sturgeon Bay Dunes in Emmet County. Each of these key shoreline parcels would provide additional public access to the Great Lakes. Also, each site meets at least four of the nine established eligibility criteria. All four of these coastal sites have either been nominated or designated as "Areas of Particular Concern" under the State and Regional Coastal Zone Management Programs. For more specific details on these areas, please refer to the applications on file at the Kammer office.

We at the Region have made the public acquisition of these coastal sites a high priority because of: their Regional significance; the wide-spread county, township, and citizen support for these proposals; the fact that these key coastal sites are being threatened by inappropriate development, industrial sand extraction, and/or uncontrolled degradation by off-road vehicles and other activities; and because these areas have all been nominated or designated as "Areas of Particular Concern" under the Coastal Zone Management Programs.

In response to our efforts for land acquisitions through the Kammer Program, each applicant for the four proposals received a form letter of rejection from the Kammer office. Many people, including Regional staff, local officials, and concerned citizens, spent considerable time and effort preparing the land acquisition proposals that were submitted. We feel that these people deserve more than a form letter of rejection for their efforts. We strongly urge that you consider the following improvements to the Kammer Fund application process:

- 1) After the Kammer Board of Trustees has reviewed and rejected a proposal, the applicant should be notified in writing as soon as possible.
- 2) The rejection letter that is sent to the applicants should include more than just a statement saying that there is not enough money available to fund all proposals. Rather, the applicant deserves a substantive explanation of why his proposal was rejected. Also, 'if appropriate, he should be given suggestions on how to improve the substance of the proposal.
- 3) The rejection letter which was sent out this year stated that all rejected applications will be held for 90 days and then they will be returned to the applicant. If all submitted applications are not to be retained in the Kammer files for future reference, then the rejected applications should be sent back to the applicant along with the rejection letter. Included in the letter should be directions for resubmittal of the proposal in following years.
- 4) Upon rejection, the applicant should be clearly informed as to the probability of his proposal being funded in the next year or two.

All of these improvements could be implemented by simply modifying the substance of the proposal rejection letter.

Another concern of our agency is how, you, the Kammer Board of Trustees, judge the merits of a specific proposal, for example the Sturgeon Bay Dunes area in Bliss Township, Emmet County. We would like to briefly summarize for you what has happened to this key coastal site.

Several months ago, our staff, the Emmet County Planning Commission, the Bliss Township Recreation Committee, the Sierra Club and others, participated in developing a proposal application for the public purchase of several parcels in the Sturgeon Bay Dunes area for incorporation into Wilderness State Park. Information such as geologic features, forests, soils, endangered species, current recreation and educational uses, legal land descriptions, land owners, land costs, and other items was included in the Sierra Club application. The County's application exhibited additional information regarding how the proposal for acquisition fits directly into their local plans. Our Region and Bliss Township also submitted applications supporting the acquisition. The Parks Division is also interested in acquiring these additional parcels to include into Wilderness State Park, as evidenced by A-95 Notices of Intent which have come into our office for review.

Of all the parcels that were proposed for public acquisition, each of the applicants agreed that the highest priority should be placed on the McKay parcel. The McKay parcel is about 30 acres in size and has about one-third of a mile of Lake Michigan frontage. It lies between the southern boundary of Wilderness State Park and the Bliss Township Park. Acquisition of this parcel, with Kammer or other funds, would consolidate a significant portion of the Sturgeon Bay shoreline and would ensure public access and resource protection and/or management for this unique shoreline area.

On 21 July 1978 we received word that the Sturgeon Bay Dunes proposal had been rejected. After all of the work and detail that went into the application and the strong public support that was demonstrated, we found it hard to believe that all we would receive for our efforts was a form letter of rejection from your board. However, our disappointment was temporarily alleviated when last week we received an A-95 Notice of Intent from the Department of Natural Resources for acquisition of the McKay parcel for incorporation into the Wilderness State Park. In relaying this new information to some of the applicants, though, we learned that the McKay parcel had been recently purchased by a sand mining company. Shortly after, we learned from DNR that they will not now pursue acquisition of the McKay parcel. Obviously, we were extremely disappointed at this outcome. It may be a long time before another opportunity arises to publicly acquire such an important piece of property.

One related concern of ours is a suspicion that other sand mining companies may be hurriedly purchasing local coastal sand dune properties before the Sand Dune Protection and Management Act becomes effective in our Region. As to this date, to our knowledge, no sand dunes in our Region have been designated under the Act. We would like to find out the reasons for the delay in designations, before another Sturgeon Bay Dunes type situation arises.

As a final note, we would like to make you, the Kammer Board of Trustees, aware of the fact that the Northwest Michigan Region is perhaps the largest oil and gas producing area in the State. Three of the five most productive counties in Michigan fall within our boundary. Local, county, and Regional officials, as well as many citizens, are extremely concerned that the oil money generated from

our area is not being returned through the Land Trust Fund Program.

We would appreciate your responses to the concerns we have presented in this letter, at your earliest convenience. Thank you for your cooperation.

Sincerely,



Roy C. Howes  
Chairman

P.S.

Any questions regarding the subject matter of this letter should be directed to David J. Warner, Coastal Zone Planner.

DJW/dm  
12-5-78=54

cc: Governor William Milliken  
Howard Tanner, Director, DNR  
Natural Resources Commission  
Dennis Adams, Office of Budget and Federal Aid, DNR  
Les Nichols, Recreation Services Division, DNR  
Mike McDonald, Grants in Aid, DNR  
Chris Schafer, Coastal Management Program, DNR  
Tim Ervin, Coastal Management Program, DNR  
Tom Seagull, Geologic Survey Division, DNR  
Irma Sundling, Sec., Filer Township Planning Commission  
Dwayne Marquand, Chairman, Filer Township Planning Commission  
Kirt Schindler, Manistee County Planner  
Charles Schoedel, Manistee Township Supervisor  
Roger Williams, Director, Traverse Bay Regional Planning Commission  
K. Ross Childs, Grand Traverse County Coordinator  
George Shimek, East Bay Township Supervisor  
Rodney Searles, Bliss Township Recreation Committee  
Kathy Bricker, Sierra Club  
Max Putters, Emmet County Planner  
Robert W. Davis, Senator  
Anthony Dereziski, Senator  
John F. Toepp, Senator  
Connie Binsfeld, Representative  
Dennis O. Cawthorne, Representative  
Ralph Ostling, Representative  
E. Dan Stevens, Representative  
Charles H. Varnum, Representative

# Northwest Michigan

## Regional Planning Development and Commission

PHONE (616) 946-5822  
2334 AERO-PARK CT.

TRAVERSE CITY,  
MICHIGAN 49684

14 November 1978

### FOR IMMEDIATE RELEASE

#### COASTAL WORKSHOPS OFFERED LOCAL OFFICIALS

Funding and technical assistance for local governments on coastal-related projects will be the topic of the Local Officials Coastal Workshops, sponsored jointly by the Northwest Michigan Regional Planning and Development Commission and the Northeast Michigan Council of Governments.

Local government officials in northern lower Michigan will discuss with State and regional representatives the value of our Great Lakes shoreline, and will learn of funding and technical assistance available to them for coastal-related projects through the Regional Coastal Zone Management Programs. Examples of eligible coastal projects are marinas, parks, nature education facilities, erosion studies, historic building preservation, local shoreline zoning, natural area preservation, port feasibility, and others. According to David J. Warner, Coastal Zone Planner with the Northwest Commission, all communities located along the Great Lakes shoreline or connecting waters are eligible for consideration under these programs.

Workshop sessions are scheduled in Petoskey, Traverse City, and Alpena as follows:

-More-

Page 2

28 November Petoskey - City Council Chambers

29 November Traverse City - Northwestern Michigan College  
(Science Building)

30 November Alpena - Alpena Township Hall

Each workshop will start at 9 a.m. and end no later than 1 p.m. All sessions are open to the public.

The Northwest Regional Planning Commission and the Northeast Council of Governments are agencies created by the counties of northern lower Michigan as a method of handling shared problems and providing assistance on matters of mutual concern. The Northwest Commission is headed by Roy Howes, Manistee County Board Chairman, and includes the counties of Antrim, Benzie, Charlevoix, Emmet, Grand Traverse, Kalkaska, Leelanau, Manistee, Missaukee, and Wexford.

-30-

For additional information, contact David J. Warner, Coastal Zone Planner, Northwest Michigan Regional Planning and Development Commission, 946-5922.

DW/dm  
11-14-78-54



# Northwest Michigan

## Regional Planning Development and Commission

PHONE (616) 946-6822  
2334 AERO-PARK CT.

TRAVERSE CITY,  
MICHIGAN 49684

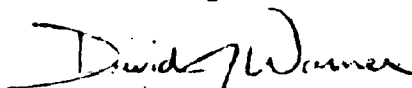
30 October 1978

Rodney Searles  
Bliss Township Recreation  
Committee  
Star Route  
Levering, Michigan 49755

Dear Mr. Searles:

Enclosed is a copy of the report which concluded our investigation of the off-road vehicle control problems being experienced by Bliss and other townships in our Region. We hope the suggestions made in the report will help you and other township officials in dealing with this complex problem. If you have any comments or questions, please do not hesitate to call.

Sincerely,



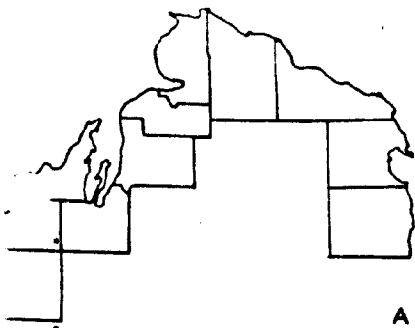
David J. Warner  
Coastal Zone Planner

DJW/dm  
10-30-78=54

Enclosure

APPENDIX C

NEWSLETTER



# THE SHORELANDER



A NORTHERN MICHIGAN COASTAL MANAGEMENT NEWSLETTER

Volume 1: Number 1

November 1978

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## Introduction

This is a first in a series of newsletters about northern Michigan's coastal resources and the people involved in their management. While the Michigan Department of Natural Resources, Land Resource Programs Division, is the primary agency responsible for the Coastal Management Program, the ultimate management of these resources lie with the local officials, decision-makers and residents along the Great Lakes. The purpose of this newsletter is to provide these people with the information and guidelines they need to make more responsible decisions. The Northwest Michigan Regional Planning and Development Commission (NWMRP&DC) and Northeast Michigan Council of Governments (NEMCOG) are two regional planning agencies whose role it is to function as a liaison between local units and the DNR and to assist local officials in managing their coastal resources. The regions' activities are financially supported by the Coastal Management Program through the DNR. By coastal resources, we mean those facilities or natural resources which provide opportunities or present problems. Such things as access and recreation sites, sand dunes, wetlands, deep water ports, homes and businesses are all considered coastal resources.

If you would like to continue receiving future editions of this newsletter or have any questions, please contact Lew Steinbrecher (Lake Huron) or Dave Warner (Lake Michigan). Our addresses are given on the back of this newsletter. Please let us know, we would be glad to work with you and your community.

The first edition of "The Shorelander" focuses upon the various funding programs available for local units to help finance coastal projects and were the ones discussed in detail at the Coastal Management Workshops held in late November. The three primary funding programs discussed at the workshops and outlined here are the Coastal Management Program local grants, the Land and Water Conservation Fund, and the Michigan Land Trust Fund (Kammer Program).

## Coastal Management Program

Through the Michigan Coastal Management Program, local units can obtain coastal project grants for planning, engineering design, and low cost construction activities. These grants are made available to coastal communities on an 80% State/20% local funds basis. Examples of local projects which would be eligible for funding under this program would include: development of zoning techniques which assure the management and protection of sensitive environments such as wetlands and erosion and flood areas; feasibility studies for waterfront redevelopment, coastal recreation areas and public access sites; engineering designs for harbor improvements; and minor construction projects such as wood chip trails or boardwalks through natural areas, revegetation of denuded bluffs or dunes, and low cost historic preservation methods for lighthouses. Inventories, data collection, and major construction activities are generally not eligible under this program.

### Land and Water Conservation Fund

The Land and Water Conservation Fund Program, administered through the Michigan Department of Natural Resources, provides grants to local governments for the purpose of purchasing lands or developing facilities for outdoor recreation uses. These funds are made available on a 50% Federal/ 50% local match basis. The project eligibility requirements under this program are: each proposal must be sponsored by a local government unit; each proposal must relate to State and local outdoor recreation plans; and each project must have a minimum cost of \$10,000. With these funds, local units may acquire new facilities, expand existing facilities, and/or acquire interest in lands for outdoor recreation uses. Ineligible proposals would be for indoor recreation structures and facilities, historic preservation, and game refuges.

### Michigan Land Trust Fund

With funds received by the State from oil and gas leasing on State lands, the Michigan Land Trust Fund (commonly referred to as the Kammer Fund) was established for the purpose of acquiring property for public recreation uses. Any citizen, organization, or government unit may propose that a specific parcel of property be acquired and managed for recreational use by either the Department of Natural Resources or a local government unit. Several eligibility requirements have been established for the program. Examples include: the land provides potential for preserving or enhancing fragile resources that are vulnerable to exterior forces; the land has potential for preserving the habitat of endangered or threatened species of plants and animals; the land provides potential for hunting and/or fishing opportunities; and others. The breakdown of the cost of a specific parcel between State and local governments is flexible and can range from total State purchase to some negotiated cost-sharing figures.

### Summary

Additional sources of funds and assistance for local units are available through programs of the U.S. Army Corps of Engineers, the Upper Great Lakes Regional Commission, and the Waterways Division of the Michigan Department of Natural Resources. Any questions regarding any of these funding and assistance programs should be directed to your Regional Coastal Zone Planner.

For the counties of:

Manistee	Antrim
Grand Traverse	Leelanau
Emmet	Charlevoix
Benzie	

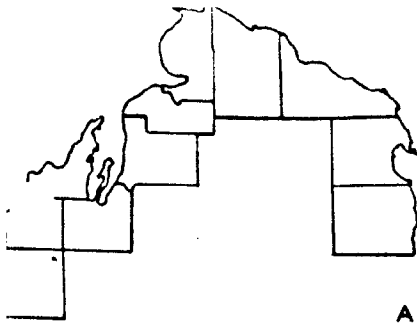
Alcona	Cheboygan
Alpena	Presque Isle

#### **Contact:**

David J. Warner, Coastal Zone Planner  
Northwest Michigan Regional Planning  
and Development Commission  
2334 Aero Park Court  
Traverse City, Michigan 49684  
(616) 946-5922

#### **Contact:**

Lew Steinbrecher, Coastal Planner  
Northeast Michigan Council of Governments  
P.O. Box 457  
Gaylord, Michigan 49735  
(517) 732-3551



# THE SHORELANDER



A NORTHERN MICHIGAN COASTAL MANAGEMENT NEWSLETTER

Volume 1: Number 2

January 1979

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## Applications for Local Coastal Grants Available

Through the Coastal Management Program, local governmental units which would be within the designated coastal boundary are eligible for grants for coastal-related projects. Funds are available for planning, engineering design, and feasibility studies, and minor construction projects. During the month of January, "Request for Proposals" will be sent to each eligible local unit in Northern Lower Michigan. For further information or assistance, please contact your Regional Coastal Zone Planner whose name, address, and phone number can be found at the end of this newsletter.

## Redevelopment of Petoskey Waterfront Proposed

The City of Petoskey is applying for a local grant through the Coastal Management Program to redevelop and improve their waterfront, according to City Manager Dick Gorman. The shoreline area has suffered from unintentional neglect due to unplanned development and the construction of US-31/131 along Little Traverse Bay. Erosion, limited pedestrian access, vehicle overcrowding, and aesthetic blight are some of the problems facing Petoskey's waterfront. Ron Parker, Assistant to the City Manager, says the City is proposing to construct two wooden stairways down a steep bluff to increase pedestrian access, to grade and seed certain areas to prevent erosion and improve the shoreline's visual quality, and to implement measures to create additional parking and control vehicle traffic. This proposal represents the first phase of a plan to develop the City's waterfront and adjacent Bear River properties for recreational purposes.

## Recreation Plan for Mackinaw City

The Village of Mackinaw City has applied for funds through the Michigan Coastal Management Program to develop a lakefront recreational strategy for the community's shoreline. According to Ron Wallin, Village President, the Village owns numerous street end properties which abut the water but have yet to be developed. When properly designed and coordinated with each other, these parcels would offer many recreational opportunities for the thousands of tourists which visit the town each summer. Most of these street ends also offer excellent views of the Mackinaw Bridge and Mackinac Island. The proposal calls for a walkway to connect the sites and for some small construction of split-rail fencing and grass seeding in certain areas.

Fred Scott, Chairman of the Mackinaw City Village Planning Commission, feels the sites would do much to alleviate some of the pedestrian and automobile traffic problems in the downtown area as well.

### Rogers City Preparing Grant Proposal

Rogers City Manager, Charles McKee, has begun work on a grant proposal for that community to develop a comprehensive recreation plan for the city-owned Lake Huron shoreline. Rogers City owns most of the waterfront property within the city limits and has worked on small scale plans for some of the parcels, but lacks an overall strategy to develop the property to best suit the recreational needs of the residents and tourists. Some thought has also been given to coordinating the sites with the City's downtown Nautical Theme which was developed a couple of years ago. This would include use of the land during the Nautical Festival which is held annually in Rogers City during the summer.

Mr. McKee is also seeking support from the Presque Isle County Planning Commission, NEMCOG, and the Huron Pines Resource Conservation and Development Council to document county and region-wide significance as to the importance of the project. The project, once implemented, would have significant economic benefits for the community and surrounding areas.

### Cross Village Harbor Study Begins

Under the Harbor Act of 1966, the U.S. Army Corps of Engineers was recently authorized to begin advanced engineering and design studies for a Harbor of Refuge at Cross Village in Emmet County. Included in the study will be: the economic justification for the project, the engineering, environmental and social feasibility and acceptability of the project, and consideration of design alternatives. The Corps has stressed that public input is essential so that citizens' views can be taken into account early in the study. On December 6, 1978, a public workshop was held by the Corps at Cross Village to solicit local comments on the harbor project. For further information, contact the Project Manager, Rob Fuller, at P.O. Box 1027, Detroit, Michigan 48231 or by telephone (313) 226-6760.

### Regional Coastal Zone Planners

For more information on the above articles or about Michigan's Coastal Management Program and its funding process for local governments along the Great Lakes, contact your Regional Coastal Zone Planner listed below for the appropriate county. We would appreciate written comments from the participants of the November workshops in order to evaluate their success and to help us organize any future workshops.

#### Northwest Michigan

Manistee      Benzie  
Leelanau      Grand Traverse  
Antrim        Charlevoix  
Emmet

#### **Contact:**

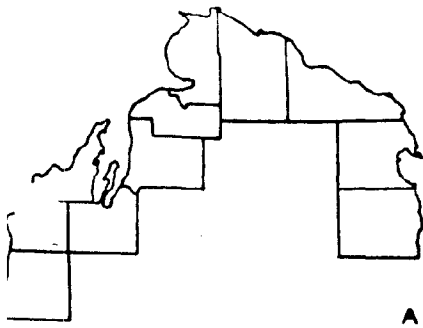
David J. Warner, Coastal Zone Planner  
Northwest Michigan Regional Planning  
and Development Commission  
2334 Aero Park Court  
Traverse City, Michigan 49684  
(616) 946-5922

#### Northeast Michigan

Cheboygan      Presque Isle  
Alpena          Alcona

#### **Contact:**

Lew Steinbrecher, Coastal Planner  
Northeast Michigan Council of  
Governments  
P.O. Box 457  
Gaylord, Michigan 49735  
(517) 732-3551



# THE SHORELANDER



A NORTHERN MICHIGAN COASTAL MANAGEMENT NEWSLETTER

Volume 1: Number 4

April 1979

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## Petoskey Receives Grant For Waterfront Improvements

The City of Petoskey has recently been awarded a grant under the Michigan Coastal Management Program to upgrade the City waterfront and to improve public access to Little Traverse Bay. The \$16,000 grant will be used to grade and seed portions of the waterfront property to control runoff and erosion problems, and to construct two wooden stairways down the steep bluff which separates the City's residential business districts from the waterfront. According to Ron Parker, Assistant to the City Manager, the project will be completed by late summer.

## Mackinaw City Receives Coastal Grant

The President of the Village of Mackinaw City, Ron Wallin, has recently received a letter from Michigan's Coastal Management Program informing him that his community was awarded a grant. The grant will be in the neighborhood of \$13,000 with an additional \$3,000 local match from the Village, bringing a total project cost of approximately \$16,000.

The grant will be used to finance a lakefront recreation plan and feasibility study for the Village's east side (Lake Huron) coastline. The study will mainly address itself to six village-owned lots on the shore in terms of developing them for recreational purposes. The plan will also investigate the lakeshore street traffic flow problem and develop alternative traffic flow patterns.

In addition to the plan, some funds will be used to prepare engineering drawings for conversion of the old wastewater treatment building into public restroom facilities. It is expected that this grant will result in a significant contribution to the community's economy.

## Beaver Island Lighthouse Project Continues

Last summer, the Charlevoix Public Schools received a special grant under the Michigan Coastal Management Program to begin restoring the exterior of the Beaver Island Lighthouse on Beaver Island. The school system received custody of the lighthouse from the Federal government with the stipulation that the property be used for educational purposes. The Coastal Management Program recently approved another grant for continuation of the lighthouse project. Dan Kaczynski, Director of Environmental Education, says that the \$17,000 grant will be used to continue the restoration of historic structures on the property and to begin developing a trail system for environmental education purposes on adjacent State forest lands.

## Rockport Study Begins

NEMCOG's Coastal Planner Lew SteinBrecher has begun a feasibility study of the

Rockport Sinkholes. The study will review past activities of the area and investigate alternatives for future development/non-development uses.

The area is part of a 3,600 acre tract of land on the Lake Huron coast, north of Alpena, owned by Consumers Power Company. The site is one of several locations within the State of Michigan being considered by the Utility for construction of a possible electrical generating plant. Consumers Power officials have not announced any definite plans for Rockport as of yet.

#### Review of Northeast Michigan Grant Proposals

A review of local project proposals from the Northeast Michigan Region shows a strong interest for lakefront recreation projects. Included in this year's submittals are: A comprehensive lakefront recreation plan for the City of Rogers City; a riverbank park design for the City of Alpena near the mouth of the Thunder Bay River; and proposed construction of a beach house at the mouth of the Black River for Alcona Township. Other project proposals include restoration of the Presque Isle County Museum in Rogers City and funding of a zoning administrator's position for Presque Isle Township.

#### Project Proposals Roll In From Northwest Region

About 20 coastal project proposals from the Northwest Region are expected to be submitted to the Michigan Coastal Management Program this year. Every coastal county in the Northwest Region has at least one community participating in the local grant program. Prospects for funding of these projects looks very good due to the fact that very few projects were funded in this Region last year. Examples of the local projects include: Marina-related proposals for Suttons Bay, Traverse City, Elk Rapids, and East Jordan; and park and recreation related proposals for Filer Township (Manistee County), Frankfort, Traverse City area, Norwood Township (Charlevoix County), Boyne City, Petoskey and Emmet County.

#### David Warner Leaves Northwest Region Staff

David Warner, the Coastal Zone Planner with the Northwest Regional Planning and Development Commission, will be leaving the regional staff to accept a position with the Coastal Management Unit of the Michigan Department of Natural Resources in Lansing. All Northwest Michigan coastal communities are asked to contact William C. Fromm who will coordinate the program in the interim period.

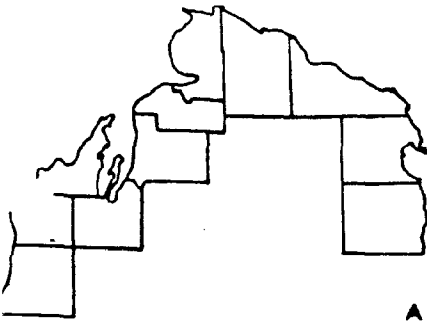
#### More Information

For more information on the above articles or the Coastal Management Program, contact:

William C. Fromm  
Northwest Michigan Regional Planning  
and Development Commission  
2334 Aero Park Court  
Traverse City, MI 49684  
(616) 946-5922

Law Steinbrecher  
Northeast Michigan Council of  
Governments  
P.O. Box 457  
Gaylord, MI 49735  
(517) 732-3551





# THE SHORELANDER



A NORTHERN MICHIGAN COASTAL MANAGEMENT NEWSLETTER

Volume 1: Number 5

June 1979

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## Northwest Regional Project Review

There have been numerous project proposals submitted to the Michigan Coastal Zone Grant Program by local units of government in the northwest Region. In Emmet County, the City of Petoskey has submitted two projects, one is construction of stairwells and landscaping of specific areas on the waterfront, the other is an application for financial assistance in developing a long-range waterfront plan for the City's waterfront. Also, Emmet County has applied for funding assistance to prepare an engineering feasibility study for a bicycle path around Little Traverse Bay.

In Charlevoix County, Northwood Township, has applied for assistance to hire a private consultant firm which will work with the Township in preparing a site analysis and feasibility study of the Township park. The Beaver Head Lighthouse Project on Beaver Island is applying for assistance to continue restoration on this project. The City of East Jordan is applying for assistance to improve their waterfront on the south arm of Lake Charlevoix.

The Village of Elk Rapids is hoping to obtain money for preliminary engineering designs for the proposed expansion of their public marina. The Traverse Bay Area Planning Commission has applied for numerous coastal projects for both east and west Grand Traverse Bays.

The City of Frankfort, in Benzie County, is applying for assistance for the restoration of the Mineral Springs Fountain. This is part of the Mineral Springs Park Project which consists of expansion of the present park and the upgrading and expansion of the City Marina. Sutton's Bay, in Leelanau County, is applying for assistance for Marina development plans. Filer Township, in Manistee County, is applying for funds to develop a road-end park to provide badly needed public access to Lake Michigan.

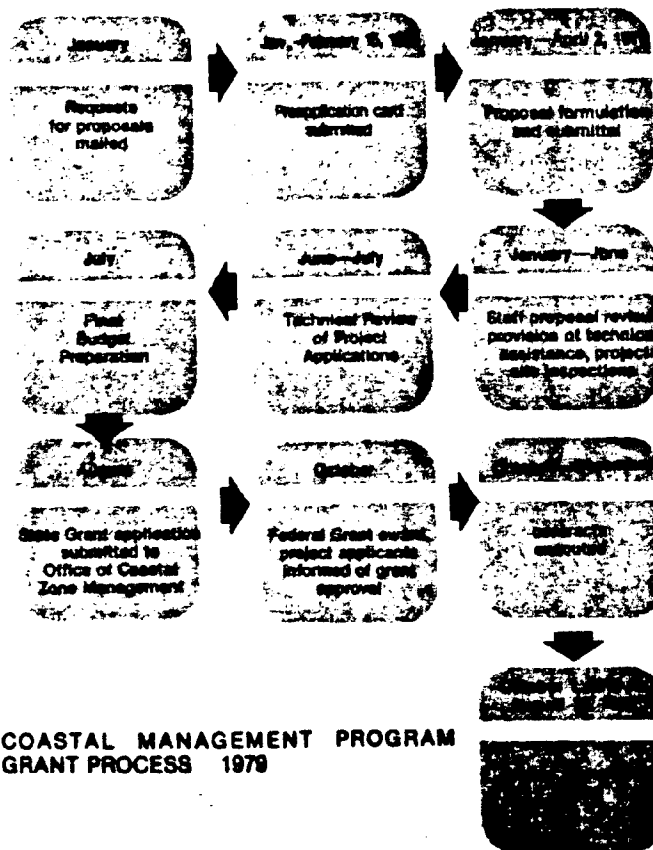
The enthusiastic involvement of local units of government in the Michigan Coastal Management Program grant process is encouraging. There has been some requests by these applicants as to when they will be notified of a grant award for their specific projects. The timetable for the State's Coastal Management Program grant process for 1979 appears on the back page of this newsletter.

## Mackinaw City's Coastal Program

Mackinaw City has become the most active community in the northeast Region in terms of coastal planning efforts. Village officials recently signed a contract with Land Planning and Design Associates from East Lansing to conduct a study with a Harnative site designs for five village owned lakefront lots of the east side of town between Fort Michilimackinac and the marina. They have also submitted a revised coastal grant proposal which, if received, would implement this year's planning and design activities with some low-cost construction at each of the five

### Mackinaw City's Coastal Program (concluded)

lakefront lots. Ron Wallin, Village President, has also applied to the Land and Water Conservation Fund to assist in the financing of a new public restroom facility to be constructed on one of these lots, known as the water tower property. The Mackinaw City Recreation Committee, in conjunction with the Village Planning Commission, have recently completed and adopted the Mackinaw City Recreation Master Plan. This Plan focuses upon improvements to all village owned lakefront lots. The Village is also looking at some planning and site design of the two public bathing beaches west of town on Lake Michigan. Mackinaw City appears to have become involved in a total and comprehensive lakefront planning program.

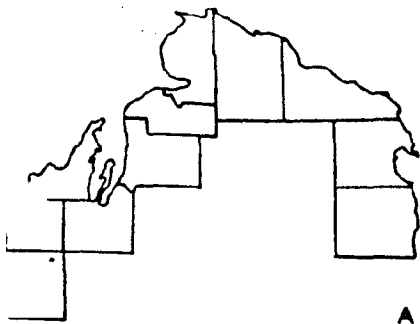


### More Information

For more information on the above articles or the Coastal Management Program, contact:

William C. Fromm  
Northwest Michigan Regional Planning  
and Development Commission  
2334 Aero Park Court  
Traverse City, MI 49684  
(616) 946-5922

Lew Steinbrecher  
Northeast Michigan Council of  
Governments  
P.O. Box 457  
Gaylord, MI 49735  
(517) 732-3551



# THE SHORELANDER



A NORTHERN MICHIGAN COASTAL MANAGEMENT NEWSLETTER

Volume 1: Number 6

September 1979

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## Regions to Continue Coastal Planning Activities

Both the Northwest Michigan Regional Planning and Development Commission and the Northeast Michigan Council of Governments have been informed by the Michigan Department of Natural Resources that they will receive grants under Michigan's Coastal Management Program for next year. These grants will enable both agencies to maintain staff to assist all coastal communities in northern lower Michigan. As in past years, regional coastal planners will be available to assist local units of government in dealing with coastal issues and in applying for grants under the State's Coastal Program. Funds may also be used to continue the publication of this newsletter, the SHORELANDER.

## NEMCOG's Coastal Planner Attends Great Lakes Mapping Workshop

Lew Steinbrecher, Coastal Program Manager for the Northeast Michigan Council of Governments recently attended a two-day work session in Ann Arbor regarding mapping needs and products in coastal decision-making. The purpose of the workshop, which was hosted by the Great Lakes Basin Commission and the Great Lakes Information Center was to assist Federal, State, regional and local officials for acquiring, developing, and using cartographic information for coastal decision-making.

Representatives from Federal agencies such as the U.S. Geological Survey, National Ocean Survey (NOAA) and the Federal Office of Coastal Zone Management were on hand to discuss their past, present and future mapping products. One particular mapping program currently underway is the Topographic - Bathymetric Orthophotomap series being completed at the Federal level. There has not been any land in the Great Lakes Region to date under this program, but efforts are scheduled to begin sometime in 1980, should its budget be approved.

Another U.S. Geological Survey project which will make good cartographic information available to local units of government is the Land Use and Land Cover Mapping Program. Using existing topographic maps and data from the 1980 Census, the maps produced are expected to be 90% accurate. Maps for northern Michigan, however, will not be available for some time.

Still another valuable cartographic tool being produced and available for some northern Michigan communities is the National Wetlands Inventory being completed by the U.S. Fish and Wildlife Service. These maps are quite detailed and very accurate, depicting wetland areas as small as 3 to 5 acres in size. Maps such as these would have many helpful implications for local units of government.

Please contact your regional coastal planner if you wish to know more about these map products or have any special mapping needs.

### Notice to Lake Michigan Property Owners in Northwest Region

The Department of Natural Resources, Shoreland Section, has scheduled meetings in September to explain the recent rule changes dealing with the High Risk Erosion Section of the Shoreland Protection and Management Act (P.A. 245 of 1970). The meetings are designed to review and explain the new rules as promulgated and how they will affect property owners in designated High Risk Erosion Areas. The meetings will be held in the Northwest Michigan Region at 5:00 p.m. and 7:30 p.m. in each location. The dates and locations are:

City of Manistee:	High School Auditorium	September 20, 1979
Traverse City:	Northwest Michigan College, Continuing Education Center	September 26, 1979
Advance:	Whitting Park	September 25, 1979

Property owners and other interested citizens are encouraged to attend. For additional information, contact your Northwest Michigan Coastal Zone Planner.

### FY 80 Coastal Projects Funded

We would like to congratulate the following applicants whose funding has been approved by the State Coastal Management Program for the projects listed below:

Rogers City	Park Site Design	\$30,000
Alpena	Thunder Bay River Park Site Design	\$19,500
Mackinaw City	Coastal Park Development	\$25,000
Norwood Township	Park Site Analysis	\$14,500
Filer Township	Access Control & Restoration	\$ 6,800
Emmet County	Bike Path Feasibility Study	\$15,000
Boyne City	Tannery Park Feasibility & Site Design	\$14,000
Petoskey	Waterfront Design	\$35,000
East Jordan	Tourist Park Site Design	\$12,500
Traverse City	Beach Property Site Design	\$10,000
Elk Rapids, Village of	Harbor Park Development	\$14,070
Garfield Township	Boardman River Interpretive Development	\$11,000
Peninsula Township	Coastal Park Development	\$19,700

The following projects may be funded if other projects are unable to obtain their local match or if more funds become available:

Elk Rapids, Village of	Harbor Design	\$40,000
Acme Township	Park & Recreation Plan	\$ 4,700

### New Coastal Planner in Northwest

Larry Sullivan has replaced Bill Fromm as the Coastal Planner for the Northwest Michigan Regional Planning and Development Commission.

**APPENDIX D**  
**LOCAL CONTACTS OUTLINE**

REGIONAL COASTAL ZONE MANAGEMENT PROGRAM

FY 78-79

ORGANIZATION, AGENCY  
OR PERSON CONTACTED

REASON

MANISTEE COUNTY

Irma Sundling, Secretary  
Filer Township Planning  
Commission

Kammer application for Magoon Creek.  
Technical assistance in preparation  
of CZM grant application.

Kirt Schindler  
Manistee County Planner

Kammer application for Magoon Creek,  
APC review.

Herb Starick, Member  
Onkama Township Planning  
Commission

Sent information concerning ORV  
problem along shoreline.

BENZIE COUNTY

Bruce Ortttenburger, Benzie  
County Planner

APC review, explanation of the re-  
designation of high risk erosion areas.

Chuck Fredrikson, City  
Superintendent, City of  
Frankfort

Technical Assistance with preparation  
of CZM grant application.

Bill Pringle, Grants  
Adminstrator, City of  
Frankfort

Technical assistance with funding sources  
for coastal related projects.

Don Brown, Superintendent  
Sleeping Bear Dunes National  
Lakeshore

Coordination of park service's planning  
efforts with local units of government.

ORGANIZATION, AGENCY  
OR PERSON CONTACTED

REASON

LEELANAU COUNTY

Toni Perfect, Leelanau  
County Planner

APC review, provided information  
on Sutton's Bay's CZM grant  
application.

Jack Parks, Village  
Administrator, Village  
of Sutton's Bay

Technical assistance with preparation  
of CZM grant application.

Charles H. Dolph, Leelanau  
Township Board

Technical assistance with funding  
sources for erosion control at  
Peterson Park.

John Depuy  
Glen Arbor Township  
Supervisor

Sent information concerning funding  
sources for the renovation of township  
boat launch site.

GRAND TRAVERSE COUNTY

Roger Williams, Executive  
Director, Traverse Bay  
Regional Planning

APC review, Technical assistance with  
CZM grant applications.

Dr. James Hall, President  
Traverse Area Foundation

Provided information of funding  
sources for coastal projects.

George Shimek, East Bay  
Township Supervisor

Technical assistance with Kammar  
application for East Bay shoreline  
parcels.

Thom Kern, Administrative  
Assistant to City Manager,  
City of Traverse City

Technical assistance with CZM grant  
applications.

ANTRIM COUNTY

June Janis, Chairman  
Skegemog Lake Natural  
Area Project

Answering request of coastal boundary  
adjustment to include Torch, Elk, and  
Skegemog Lakes.

Dennis Ireland, Secretary  
Elk Rapids Harbor  
Commission

Technical assistance in preparation  
of CZM grant application.

REASON

CHARLEVOIX COUNTY

Nancy Ritsema  
Norwood Township Clerk

Technical assistance with CZM grant application.

Norm Gaffney, Former  
City Manager, City of  
Charlevoix

Provided information on funding sources for coastal related projects.

John Hess, Charlevoix  
County Planner

Provided information on status of coastal projects in county, APC review.

Tim Clifton, City Manager  
City of Boyne City

Technical assistance concerning funding sources for development of waterfront plan.

Gordon Van Wieren, Superintendent  
Charlevoix Public Schools

Technical assistance with CZM grant application for continuing funding of Beaver Head Lighthouse project.

Herman Rasch, City  
Superintendent, City of  
East Jordan

Technical assistance in preparation of CZM grant application.

EMMET COUNTY

Richard Gorman, City Manager,  
City of Petoskey

Technical assistance with preparation of CZM grant applications.

Rodney Searles  
Bliss Township Recreation  
Committee

Sent information concerning ORV problem along Lake Michigan shore.

Max Putters, Emmet  
County Planner

APC review, technical assistance with preparation of CZM grant application and Kammar application for Bliss Township Dunes.

Jan Morley  
Petoskey News Review

Briefly explain Coastal Zone Program and funding for local projects.

Kathy Bricker, Director  
Little Traverse Conservancy,  
Inc.

Technical assistance with Kammar application for Bliss Township Dunes.

FEDERAL CONTACTS

Bill Smith, Upper Great Lakes  
Regional Commission

Coordination of Federal funding assistance for coastal projects.

P. McCallister, Dept. of the  
Army, Detroit District Corps  
of Engineers

Comments on Cross Village Harbor feasibility study.



REASON

Frederick Babb, Program  
Manager, U.S. Dept. of Interior  
National Park Service

Discussions regarding the development of  
the Sleeping Bear National lakeshore.

Carol Anderson, United States  
General Accounting Office  
Detroit Region

Answered question and provided information  
on CZM program.

OTHER

Carol Buckston  
WWRM Radio  
Gaylord

Explained Coastal Zone Program and pro-  
vided information on local grants for  
Emmet County

APPENDIX E  
COMMISSION MINUTES

David Warner reviewed our activities of the previous twelve months under the Coastal Zone Management Program, including local assistance, project coordination, public information, and State liaison activities. He included summaries of five coastal "Area of Particular Concern" studies, which were an off-road-vehicle control study in Bliss Township (Emmet County); a study of ways to improve communication between the Penn-Dixie cement plant and the Emmet County Planning Commission; and three surveys of coastal needs and opportunities for Suttons Bay, Betsie Lake, and Manistee Lake. David noted that we will have copies of the studies available in the near future.

#### PLANNING WORKSHOP

Bob Morris began the session with a report of recent Federal and State activities which gave strong evidence of their intentions to get further involved in regional planning -- for example, the state's proposal to re-write the regional planning statute and to continuously evaluate regional commissions. He then briefly summarized our own Commission's planning activities and products in terms of meeting our own current needs as well as the guidelines of State and Federal programs.

Bob then recommended that we emphasize two activities this year. One was the improvement or completion of individual parts of our comprehensive plan. The second was the development of a set of statements collected from all sources throughout the Region, setting forth the needs and desires and objectives of the Region's citizens. He said identifying and recording those views was a basic planning function, because the product was so useful in helping all of those who serve the same public to coordinate their work toward the same objectives.

After various questions and comments Bob Morris was asked if he wanted a resolution supporting the programs. Bob said no such formality was necessary when the Commission was dealing with its own staff; that he just wanted to be sure the Commissioners were informed and had a chance to comment early.

E. Depner said such a set of statements would go well in a Planning Commissioner's Manual such as he had distributed to his own county planning commission.

Motion by W. Depner, seconded by A. Steinbrecher, to authorize staff to prepare binders for the Commissioners which would include the statements as well as the by-laws, statutes, and other relevant material. Motion carried.

Executive Committee Meeting  
1 December 1978  
Page three

#### ADMINISTRATIVE MATTERS

R. Morris presented revised wording of the RPC Rules and Regulations which reflected the revised committee-forming procedure agreed upon by the Commission last August.

Motion by I. Egeler, supported by C. Edgecomb,  
to revise the wording of the Rules and Regulations  
as presented. Motion carried.

The Committee then agreed that Chm. Roy Howes would represent the Commission on a Policy Committee of the NARC.

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#### STATUS REPORTS

David Warner reported briefly on the recent Coastal Funding Workshops, co-sponsored by our Region and the Northeast Michigan Council of Governments, and held in Petoskey, Traverse City, and Alpena. Over 80 local officials attended the workshops to learn how they could get funding for coastal-related projects.

Dave also brought before the Committee a letter addressed to the Michigan Kammer Land Trust Fund Board of Trustees requesting an explanation to applicants as to why their proposals were not funded. The letter urged the Board to more carefully consider the merit of proposals submitted from Region. Dave recommended copies be sent to the Governor, Howard Tanner, the Natural Resources Commission, and the local officials who were involved in the project proposals. The Executive Committee unanimously supported the letter and authorized Chairman Roy Howes to sign it on their behalf.

W. Bechtel told the Commission about the State's proposed amendments to the clean air rules and regulations which will be the subject of public hearings on 8, 11, 15 Dec. The last date of comment will be 15 Dec., and the rules will become effective 15 days after filing with the Sec. of State.

W. Bechtel noted that the long-standing concern over having a Harbor of Refuge at Cross Village seems headed for action. A re-assessment by the corps of engineers has been funded, and a public meeting in Cross Village has been set for 6 December to invite public views on harbor improvements. The overall study is to be completed by October 1980.

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#### PLANNING REVIEWS (A-95 Cases)

#127-784 Highway Project in Grand-Traverse County

#### DIRECTOR'S REPORT

Bob Morris reported that the Economic Development application is ready for submittal.

Motion by A. Smith, supported by G. DeRuiter, to authorize Chairman Howes to sign all papers connected with the application and subsequent contract. Motion carried.

Bob then asked the Committee to approve participation in two out-of-state conferences; (1) Dave Warner to attend an American Planning Association conference in Miami, Florida (traveling at his own expense) in March.

Motion to approve by J. White, supported by C. Edgecomb. Motion carried.

(2) Chairman Howes and Bob Morris to attend a NARC Legislative Briefing in Washington, D.C. 5-9 February 1979.

Motion to approve by L. Wolgast, supported by U. Merrill. Motion carried.

Bob asked if the Commission wished to hear Bill Nugent, Office of Management & Budget, discuss the State budget, at the March 2nd meeting. The Commission said yes, and decided to hold the meeting outside our office to allow other local officials and interested persons to hear Mr. Nugent.

#### ROUND ROBIN

In addition to the usual miscellaneous comments, the Commissioners discussed the hiring of county administrators, formation of a Work Camp Facility Committee for the counties of Benzie and Manistee, the hiring of a new County Planning Director for Benzie County, and the new funding for county sheriffs.

#### OTHER BUSINESS

Bob reported that our Transportation Committee has a new Railroad Subcommittee which includes members of the Chessie, Michigan Interstate, and Michigan Northern railroads, State's Rail Planning Section, and local rail users and interested persons. Its first meeting was held on 30 January at the Holiday Inn in Traverse City.

Regular Commission Meeting  
16 February 1979  
Page three

the regional planning agency was expanded to the present 26-member Commission, from which the Health Systems Agency and Areawide Agency on Aging have been offshoots.

R. Gorman listed as past RPC accomplishments the following:

1. Most counties have county planners.
2. Counties have active planning commissions.
3. County cooperation has been achieved.
4. Railroad service has been retained.
5. The economic climate has improved.

Some of our disappointments include:

1. Land Use is still a problem.
2. The railroad issue is continuing.
3. We still have a housing shortage.

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#### 1978 ACTIVITIES

At this time B. Morris introduced new staff members to the Commission: Sharon Wrzesinski, Communications; Geoff Simonds, Graphics; Bill Fromm, Comprehensive Planning; and Tom Holmes, Economic Development. He invited the Commissioners to read more about their backgrounds and duties in our new publication, Staff Sketches.

Morris then said six staff members would make short reports on the general nature, the participants, the accomplishments, and the emphasis of their programs during 1978, and what direction the programs would be taking in 1979. Before introducing the first, however (Tom Lipps on our Crime Control program) Bob presented former Advisory Committee Chairman John McCloskey with a certificate of thanks from the Commission for his service.

Bob then introduced the following staff members who told about the activities of the past year (these are summarized in writing in the Commission's Annual Report which was distributed at the meeting).

Tom Lipps	Crime Control
Doug Puvogel	Economic Development
Al Rappuhn	Transportation
Chuck Grant	Water Quality
Dave Warner	Coastal Zone Management
Bill Bechtel	Housing, Land Use, Misc.

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#### PROGRAM STATUS REPORTS

W. Bechtel noted for the Commission that we now have contracts

C. Edgecomb moved, and S. Eberly supported, approval of the 6 April 1979 minutes with the addition of Margot Power's name. Motion carried.

#### COMMITTEE REPORTS

Treasurer I. Egeler reported that our water quality planning contract is overdue. He explained that the problem is simply one of processing. He also reported that Chairman Howes had just signed our contract for \$30,000 from MDSH&T to fund transportation planning for the year beginning July 1979.

#### STATUS OF PROGRAMS

Bob Morris presented information on "Demand-Response Transportation Services in Northwest Michigan", a three page summary prepared by planner Bill Fromm. He asked Commission members to review the information and report errors or omissions. Several members volunteered additional information on funding.

Bob then reported that all the counties, as well as RPC staff, are currently working on the Overall Economic Development Program yearly update. He distributed tentative statements on goals, objectives, and strategies for economic development, and asked members to review them and be prepared to approve them or a modification at the June meeting.

Bob Morris said that when the Commission wishes to investigate such matters as the Bottle Bill or Indian fishing rights the staff could try to work in these unscheduled tasks. Members seemed to feel that the Bottle Bill, resource recovery, solid waste disposal, and sanitary landfills were related and should be given attention. Bob Morris was asked to make a recommendation at the next meeting.

W. Bechtel gave the following information updates:

1. We have sent each county planner a memo on the national survey of potential new or reactivated small (100 Kilowatts to 15 Megawatts) hydroelectric generating plants, asking them to send information on potential or existing (non-operative) sites to EDA in Washington, which is developing a list as a basis for possible federal grants.
2. Phase II of the federal Natural Rivers program, recreational/cultural/urban elements, is under way, and we are sending copies of the communication and nomination forms to each county planner for forwarding to the Heritage Conservation and Recreation Service.
3. The Kammer Fund Board has again turned down funding for acquisition of the O-AT-KA beach property in East Bay Township in Grand Traverse County (end of Four Mile Road), but is still

# Antelope gets grant to restart Elk Rapids generating plant

By JACK HARRINGTON  
Special Staff Writer  
WASHINGTON, D.C. — Antelope County has received a grant from the Federal Energy Administration for \$779,000 to restart the Elk Rapids dam hydroelectric plant.

The grant, including state and federal funds, was awarded by government officials this week. The federal share awarded by the Department of Energy was \$184,000.

The grant will pay half the cost of refitting the plant, which now includes major overhauling and the installation of three new turbines. Total cost of the new turbines may be as high as \$1.2 million.

millies, including in the county's engineering firm.

The county decided to seek reactivation of the 67-year-old dam after it was found it might be able to sell power for up to \$100 per kilowatt.

In 1966, the county spent \$7,500 for preliminary engineering studies, preparation of a detailed engineering report and completion of the grant application.

According to Antelope County Department of Public Works Chairman Paul Barnett, county planner Gary Rogers is working with representatives of several power companies interested in purchasing power from the county.

ing power from the county, Rogers could not be reached for comment on the prospects this morning.

Late last year, though, Consumers Power Co. and Northern Michigan Electric Cooperative were showing interest in purchasing power.

The county's engineering firm, Ayres, Lewis, Norris & Mays Co. of Ann Arbor indicated the plant could bring in as much as \$100,000 in gross annual revenues. Consumers Power Co. has estimated an annual revenue range of \$30,000 to \$80,000.

Rogers and county drain commissioner Gerald Lusk said previously that reconstruction of the dam would have little noticeable effect on the water levels of the lakes in the impoundment area (Elk, Shegemoog, Clam, Torch and Bellaire lakes). Power would be generated eight hours each day, they said, and lake level fluctuations would be less than one inch.

The dam was constructed in 1915 by the Elk Rapids Iron Works Co. Consumers Power bought it in 1938 and operated it until 1965.

The county acquired the facility from Consumers in 1967 for a token payment of \$1. According to county officials, there are no limits on the county's right to sell or generate power at the facility.

The dam is presently maintained by the county through a special assessment district.



Island County has received a

shown above. By recommissioning the dam, which was sold to the county by Consumers Power Co. for

\$1 in 1965, the county hopes to generate up to \$100,000 in revenues.

Record-Eagle photo by Russ Ingerson



Thursday Feb. 22, 1979

## Our viewpoint

### After petitions, then what?

The next meeting of the County Board of Commissioners on March 13 could be a whing-ding affair, if "the petitions" are presented.

What the commissioners will do after receiving the petitions — asking them to rescind their decision to build a new Leland dam and to call a county election on the dam issue — will be interesting to watch.

For more than two years the dam and levels of Lake Leelanau have been a continuing matter of great public concern and interest. This is reflected in early reports on the petition drive — hundreds of signatures are reported by the petition-circulators.

★ ★ ★

Should the petition drive turn out to be a "flop" with only 1,000 or so signatures, the county board will be "off the hook" and unfettered in proceeding with the ill-advised new dam.

But what if three, four, even five thousand county residents sign anti-dam petitions? What then will the commissioners do? At a distance it would appear that they would have only two choices: Call the requested election, or "do nothing" as concerns the dam.

Which brings up an interesting point/question. What if the county were to "do nothing" about the dam, other than to maintain the court-ordered lake levels? The state, in the form of the Department of Natural Resources, in all its wisdom ordered that the dam be repaired or "removed", meaning removal of all the lake level-controlling stop logs.

The court has decreed that the county shall maintain a specified height of water behind the dam to control the lake level. The DNR, with no concrete evidence or study of its own on which to base its decision, says "repair or remove" the dam.

Wouldn't that be a fun situation, watching the court and DNR thrash that one out?

★ ★ ★

Would the state dare order a new dam or repair of the present structure? If so, would that constitute a "state-mandated cost"? If the answer were yes, the state presumably would have to pay the total bill under the voters approved Headlee tax-limitation amendment.

Fun and games — stay tuned for the next chapter in the continuing saga of the Leland Dam.

## 2 Grants Spell Rec Complex at Central Lake

By NANCY JARVIS

**CENTRAL LAKE** — Central Lake area residents will soon have two tennis courts, a softball diamond, a fresh water well and ample parking facilities available to them as a result of two grants recently allocated to the village.

Construction of the recreational facilities will begin this spring on the 16 acres of land, located about two miles south of the village on M-88, that was donated to the school by Texas Instruments in Oct. 1976. The property was later deeded to the village to enhance the chances of receiving state grant monies.

The awarding of the grants is the outcome of much of work and planning by the 10-member Greater Central Lake Recreation Commission. The commission was formed about one year ago to develop a plan and submit grant applications for the desired work.

The commission received a \$21,000 grant from the Herrick Foundation this week which will be used as the local match for the \$21,000 grant awarded by the State Department of Natural Resources Land and Water Conservation Fund. The Herrick grant was sought by school Superintendent Lary Blamer and will be forwarded to the village.

After the property was donated, the Herrick Foundation granted \$5,000 toward the recreation area. This money has already been used to grade a football field and track. It was through the efforts of former school Superintendent Scott Bethwell that the Herrick Foundation became interested in the Central Lake project. And Ray Herrick, who started the foundation, may take credit for soliciting Texas Instrument's interest in donating the land, Blamer says.

Commission Secretary Mike Way said work will begin this spring and hopefully be completed by fall. The commission has already hired architect Art Lemmer to draw up specific plans.

The tennis courts, ball diamond and parking facilities, funded through DNR monies, will be open to anyone interested, however the track and football field, when completed, will be an excluded area within the recreation area and will be restricted to school use. Blamer said mainly Central Lake, Ellsworth and Bellair school students would use the track and field.

In the future, the commission hopes to receive additional grant to complete the track and football field, and to build restrooms, additional parking, basketball courts and a pavilion with shuffleboard and horseshoe areas. Way said the village will be eligible for another grant in 1980.

Blamer said it is also possible the track and football field could be seeded by volunteers and help cut the amount of grass assistance needed.

"We need something like this and the grants are really a big help," said village clerk Florence Rabior.

# <sup>East Bay opposes</sup> *property trade plan*

February 7, 1979

TC Reeves  
Eagle

By MIKE NORTON  
Record-Eagle staff writer

**TRAVERSE CITY** — The planning commission of East Bay Township went on record Tuesday night in opposition to plans by the Michigan Department of Natural Resources to sell a 120-acre parcel of state parkland along South Garfield Road to a private developer.

In a strongly-worded recommendation, the township planners (with support from the Traverse Bay Regional Planning Commission) urged state officials to give more consideration to the value of the forest property as a local recreational center, and warned that further residential development in the area would place a strain on the township's resources.

The issue of the state-owned land arose last month when neighboring residents asked the planning board for help in halting sale of the property. But DNR officials say the state has actually been trying to unload the parcel for several years now under its "land exchange program."

The property, says the DNR, is too small for effective forest management because it is cut off from the adjoining Fife Lake State Forest by roadways and private property and the state has hoped to trade it for another piece of land more suitable to its needs. Area Forester Paul Pierce said the DNR has already received several offers, but will probably put the land up for sale under sealed bids because of increased interest among developers.

Currently, the property — near the intersection of Garfield and Sleights Roads — is zoned for single family residential uses only. But township officials say even single family developments, on a large enough scale, could put severe strains on traffic, drainage and other services.

A special committee of the planning commission spent the past month studying the issue, and reported that the property is a valuable visual and recreational resource in the area —

## Township sees strain on services

regardless of its size. According to the committee's report, such small parcels of woodland are often used to a greater extent than larger forest properties on a person-to-person basis.

The Traverse Bay Regional Planning Commission, in a letter that will accompany the township recommendation, said such transfers of state forest land should be "viewed with caution," and urged the DNR to delay plans for any sale of the parcel until East Bay has completed its master land use plan.

In other business Tuesday, the planners gave their approval to a once-controversial bayshore zoning proposal that will ultimately tighten restrictions for development along the shoreline of East Grand Traverse Bay.

However, the proposed amendment to the township's zoning ordinance — which creates two new shoreline zoning categories that spell out the kind of construction that will be allowed along the bayfront strip — will not yet be sent on to the county zoning coordinating committee. Recent changes in the state zoning act will go into effect on Mar. 1, and the township wants to incorporate those amendments into its own proposal.

Because of the planned changes, another public hearing on the zoning plan will be held in East Bay sometime in April, according to township planning chairman Duane Corpe. Corpe said he hopes the new ordinance will be in effect by May.

The bayfront zoning proposal ran into sharp opposition late last year from shoreline property owners who were worried at the possibility that increased development restrictions would lessen the value of their holdings. But that opposition seems to have dissipated in the intervening months, especially after the township planners agreed to loosen many of the proposed restrictions.

# Petitions ask election on dam project

Petitions calling for a referendum to cancel plans for a new dam project in Leelanau County were placed in the mail today throughout the county.

The petitions, being circulated by Leelanau County, ask voters to cancel the Lee-Manu County dam project for \$10,000,000 and to elect a new Leelanau County Board of Supervisors.

The County Board of Supervisors is scheduled to meet on Tuesday, Feb. 20, at 7 p.m. in the County Board Room, 100 N. Main St., to consider the petition.

Warren G. Smith, chairman of the Leelanau County Board of Supervisors, said the people of Leelanau County have a right to know what the Board is doing.

The petitioners request the Board of Supervisors to hold a referendum on whether a new dam should be constructed on the site of the old dam.

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*Pottery News Review*  
2/14/79

# Boyne Gets New Beach Offer In Revised Condo Project

By DAVE GUZNICZAK

BOYNE CITY-A new site on the tannery property has been selected for a proposed city beach and park in Boyne City.

City Manager Tim Clifton made the announcement at a noon commission meeting Tuesday. Also present were Dave and Rick Smith, two of the developers proposing to build a multimillion dollar condominium complex on the nearly 60 acre tannery property.

Some 900 feet of Lake Charlevoix frontage located on Front Street between the city wastewater treatment plant and the old coal dock has been proposed as the new site. However only 700 feet of that frontage, about four acres, would be given to the city. The remainder would be kept by the developers.

A chunk of land located at the westernmost tip of the tannery property was originally proposed as the location for the beach and park. However that site was since found to be unacceptable due to cost reasons, Clifton said.

The city had applied for a \$10,000 federal grant to develop the original site into a beach and park. That grant was scrapped by Clifton upon learning last December that the location was unacceptable.

In December Clifton had a U.S. Army Corps of Engineers representative inspect the site. Clifton said the corps is required to approve the site before development can begin. The representative found that between five to seven jetties or groins would have to be built in Lake Charlevoix to prevent the beach from washing away due to the currents. Each jetty, measuring some 25 to 30 feet in length, would have cost between \$5,000 to \$7,000 apiece, he said.

Since the original grant was for only \$10,000 and would have likely covered only the engineering portion of the development, Clifton withdrew the city's application. Last night commissioners approved applying for another grant for developing the beach and park at the new location.

The city manager added that the installation of the jetties could cause a backup of rocks and stones along adjoining private lakeshore property in the area.

The news of the beach and park forced developers to temporarily stop the engineering and architectural studies being done on their project and begin negotiating with the owners to purchase the 900 feet of frontage, they said.

A verbal agreement over the terms of the sale have been reached and the developers are now awaiting to get an option on the land.

"It appears we have reached a position of understanding (with the owners) on terms and costs," Dave Smith said. "An option should be forthcoming."

The 900 feet of frontage isn't a part of the 60 acre parcel. The developers already have an option on the larger parcel which expires June 1. However, both parcels are owned by the same party—downstate businessmen.

Rick Smith said the change in beach and park location forced the developers to delay their plans to schedule a hearing in Charlevoix County Circuit Court to have a section of Front Street closed. Developers say the street, which crosses the tannery property, needs to be removed if their proposed development is to succeed financially.

The street closing issue went before the circuit court on Sept. 21, 1978. At that time developers requested more time due to the city commission's action taken a couple days before the hearing. Developers said additional time was needed to do more extensive studies to see if their project would be economically feasible under the city's new stipulations.

In a meeting held Sept. 19, commissioners passed a resolution of intent to vacate the street. That resolution contained some requirements that the city expected of developers which differed from their original project plans.

Specifically the city requested that the developers construct, at their expense, a bypass which would run parallel to Second Street. Also it requested they contribute toward purchasing the 900 feet of frontage.

The resolution was passed before commissioners learned that the original site for the beach and park was unacceptable. Back in September commissioners were eyeing the 900 feet of land simply as a site for a possible future park.

The court granted a 60 day extension to the developers. Rick Smith said they would have been ready to go back to court in December. However news of the beach and park problem caused them to temporarily stop their studies and begin negotiating on the 900 foot parcel.

At present the developers are awaiting additional information from a firm in Los Angeles before they will be ready to go to court.

Developers indicated the delay was good because it allowed them to change their project plans. The changes incorporated in their proposed development have made it a better plan, they say.

The number of condominium buildings proposed for the site was nearly cut in half—from 110 to 65. This includes attached buildings. Moreover, the number of living units contained in the buildings was increased by 20 bringing the total to 270 units.

By having less buildings, there will be more green area, the Smith brothers said. The Smiths say reducing the number of

See Condo page 2

# Harbor Hears Bay St. Beefs, Dock

4/17/79  
Piquette News Center

By JAN MORLEY

**HARBOR SPRINGS**—The main city dock which is being rebuilt will not be ready for traffic by the projected June 23 completion date, it was learned at last night's meeting of the Harbor Springs City Council.

The news came as no surprise to Mayor David Irish and councilman Fred Walstrom who have been monitoring the progress of the reconstruction work. At council's June 4 meeting, Irish said although the city had not been told by the contractor or engineers that the work was behind schedule, he was "pessimistic" that the June 23 date could be met.

Last night, Irish read a letter from contractor Ford Martin asking for an extension of the contract due to 30 days delay caused by the truckers' strike last fall and an additional 16 days due to poor weather and a hold up in delivery of materials.

Although the extension request will be discussed further, Irish said the reasons cited now for delay were discussed at the pre-construction conference and not cited as problems then. Following last night's meeting, Irish said the city's position for the moment is that the \$150 per day penalty for missing the contract deadline will apply, but "discussion will ensue on that," he said.

No date was given by the contractor or the engineers as to when the dock work would be finished. "It's clear to me we're not going to complete on time... As to when it gets completed, I don't know," Irish said.

City Manager Gerald Felix and the council hope to have more information by Thursday (June 21) when a report on the dock work will be presented to the Harbor Springs Harbor Commission. The commission is meeting in City Hall at 4:30 p.m.

Councilman Robert Clarke suggested that future payments be withheld from project engineers United Marine Associates of Cheboygan, who are responsible for overseeing the project, until they submit a report and explanation for the delay.

Also on the agenda for discussion at Thursday's harbor commission meeting will be the city-operated designated mooring area which is expected to be implemented next year. The city has received a permit from the state to establish the mooring area, but there is still a disagreement between the city and the state about who will get what percentage of the fees charged.

The Bay Street improvement plan was discussed at last night's council meeting and objections came from owners of Marina Village Condominiums and from home owners near Zorn Park.

Ed East, president of Marina Village Building No. 1, said parking at the condominiums is a problem now and if the city were to put in the proposed bike path-tree-sidewalk-tree islands between each garage it would be even more of a problem. East said not only is the present parking space needed, but the islands would cause problems with snowplowing.

He suggested that the islands be spaced further apart, between the three condominium buildings rather than in between every garage.

Irish said, "The community has to make some sort of choice. It's a trade off between aesthetics and parking. The plan suggests that some sort of (parking) limitation (in the area of the condominiums) is appropriate."

Council also received a letter from the attorneys representing Marina Village Building No. 2, objecting to the plan because it would 1) deprive the condominium owners of existing parking spaces, 2) cause problems and additional expense for snow

removal and 3) make maintenance more difficult and expensive.

Other persons came to the meeting last night to discuss the proposed closing of Bay Street through Zorn Park. Some at last night's meeting said they were unaware that the Bay Street closing through Zorn Park had already been adopted as part of the initial recreation plan about five years ago.

Peter Purnley said the street closing would cut off street access in front of his house and that rear access to Main Street would be a problem because of church traffic and snow in the winter.

A public hearing on the Bay Street improvement plan will be held Thursday, June 21, at 7:30 p.m. in City Hall by the city planning commission. Irish urged those at last night's meeting to attend the hearing.

## In Other Action Last Night, Council:

—Heard complaints from several home owners in the Zorn Park area about rowdiness and noise in the park and at the beach at night, sometimes so loud it's impossible to sleep, they said. Although the city has a 10 p.m. curfew for persons under 18, Irish said he was "not enthusiastic" about shutting the park down at night, although he acknowledged the complaints and said they would be taken under consideration to see what could be done to solve the problem. Walstrom said he was in favor of closing the beach at night and that he had been disturbed by the noise.

Following further discussion, Police Chief John Kendall asked to meet privately with the home owners to discuss some enforcement options he was considering. The group then left the council room to discuss the matter further across the hall.

—Heard from Walstrom that a parking meeting had been held and that goals, guidelines and suggestions for forming an advisory group would be presented to council at its next meeting in July.

—Heard from City Clerk William Kolinski that this year's city taxes are not expected to require a rollback under the new Headlee Amendment regulations.

—Agreed that city attorney James Ramer and Kolinski should work together to update the utility termination procedure and other utility policies.

—Heard a report from Felix on the school's-Ottawa Stadium renovation project involving relocation of the football field, building a running track and replacing the seating. A meeting of persons working on the project was held recently, and it was agreed to post "No dumping" signs to stop indiscriminate dumping. More fill is needed in certain areas, but the fill must be okayed for dumping first by project engineer Richard Bidstrup.

—Heard that roof repairs are expected to be underway soon at the harbor master's office.

—Authorized Felix to write a letter supporting the concept that this area be considered as a site for an experimental wind turbine project, without specifically endorsing a site in Harbor Springs or the Electric Power Group which is seeking the city's support for the project.

—Authorized purchase of a 1979 Malibu for about \$4,800 for the city manager's use.

—Awarded a bid of \$18,600 to L.B. Kelly for renovation of the final house to be completed as part of the Ottawa Hills housing development project which is being funded by a grant from the federal Department of Housing and Urban Development.

—Approved a formal resolution making Bay Street one-way west from Zorn Park through to Hankey Street for the summer months.

—Appointed Felix as street administrator and authorized signs for sewer repair grants financed by the Environment Protection Agency.

# Delayed

# Speedy decision on harbor site, Leelanau urges Park Service

6/15/79

LELAND — Leelanau County commissioners have asked the National Park Service to speed up its decision on the location of a harbor to service the Manitou Islands.

The action followed a report from Noble Travis of Leland, a member of the Sleeping Bear Dunes National Lakeshore Advisory Commission, asking that the harbor be established at Glen Haven.

Access to the islands is now available

by boat service from Leland. Travis said the picturesque community would be ruined by hordes of park visitors within three years if the park service failed to place the boat facilities elsewhere. He cited lack of parking facilities to accommodate the vastly increased traffic.

Replacement of the boat service also has been urged by some 600 members of the Leland Community Improvement Association, the Leland Summer Home

Owners Association and the Southwest Leland Township Home Owners Association.

The board resolution asks that the move be made with all haste to construct a harbor within the park borders to service the island.

It did not specify Glen Haven, although the community has a now unused Coast Guard Station, once had boat service to the islands, and is the nearest point to the islands from the mainland.

# Speedy decision on harbor site, Leelanau urges Park Service

6/15/79

LELAND — Leelanau County commissioners have asked the National Park Service to speed up its decision on the location of a harbor to service the Manitou Islands.

The action followed a report from Noble Travis of Leland, a member of the Sleeping Bear Dunes National Lakeshore Advisory Commission, asking that the harbor be established at Glen Haven.

Access to the islands is now available

by boat service from Leland. Travis said the picturesque community would be ruined by hordes of park visitors within three years if the park service failed to place the boat facilities elsewhere. He cited lack of parking facilities to accommodate the vastly increased traffic.

Replacement of the boat service also has been urged by some 600 members of the Leland Community Improvement Association, the Leland Summer Home

Owners Association and the Southwest Leland Township Home Owners Association.

The board resolution asks that the move be made with all haste to construct a harbor within the park borders to service the island.

It did not specify Glen Haven, although the community has a now unused Coast Guard Station, once had boat service to the islands, and is the nearest point to the islands from the mainland.

## Help shorelines, Milliken asks feds

LANSING (UPI) — Gov. William G. Milliken Friday urged Congress to continue substantial federal assistance for Michigan's coastal areas.

In a letter to the state's congressional delegation, Milliken said Michigan's participation in national coastal management programs "has clearly led to major accomplishments in managing and protecting a diversity of Great Lakes Coastal Resources."

"Despite significant progress, much work remains," he said.

"Major Great Lakes programs, concerned with recreational opportunities, fisheries management, erosion areas and wetlands preservation, coastal transportation planning and others, will need continuing assistance to respond to complex and widespread coastal issues."

Michigan, he said, has been a leader with one of the most effective coastal programs in the country, and should receive an increase in future years above its current grant of \$1.58 million.

## Association seeks permit for dredging in boat basin

Landing Condominium Association in Boyne City is seeking a permit from the U.S. Army Corps of Engineers to perform maintenance dredging in Lake Charlevoix.

The association is proposing to annually dredge within an existing boat basin. All dredged material would be transported via barge to shore and trucked to the Boyne City landfill. The purpose of the work is to provide adequate water depths for pleasure craft.

Roy Russell is acting as the agent for the association.

Anyone interested in commenting on the project should do so within 30 days by writing to the U.S. Army Corps of Engineers, Box 1027, Detroit. All responses must refer to public notice process number 790704-79-5-32.

Travis City Record Eagle

Travis City Record Eagle

Travis City Record Eagle

Charlevoix Press

# Council: Michigan Beach to be cleaned

up June 2

Jim McGarry got what he wanted Monday night. A commitment from the Charlevoix City Council to help clean up the Michigan Beach area.

McGarry told council that Michigan Beach has been "neglected" and that the beach is littered with "trash and broken glass."

"I'm not asking council to spend any money," he said. "I'm just looking for a solid commitment from the city to help clean the beach area and to keep it clean."

Minutes later, council unanimously supported a voluntary clean up day on Saturday, June 2. The city will supply trash bags and a truck. McGarry, meanwhile, will be responsible for organizing the volunteer labor. He said Monday night he plans to solicit help from area service clubs.

McGarry said cleaning up the beach area is the "first hurdle." The next hurdle, he said, is to keep it maintained. McGarry asked council about hiring a maintenance crew to clean the beach and park weekly.

Acting City Manager Jim Brinker said he is exploring the possibility of getting two Manpower employees to clean the park.

McGarry also suggested the road from the beach to the pump station be closed at night. The circle drive along the beach is a favorite gathering spot for local youth. But, according to McGarry and Chief of Police Jack Mol, it is also a dumping ground for trash, particularly booze bottles.

McGarry agreed Michigan's new bottle law should reduce the litter. On the other hand, Mol said with the

drinking age at 21 it puts "the kids (who are under age but still drink) back in the cars."

"Ever since they closed Fisherman's Island we've had problems at Michigan Beach," he said.

Mol suggested the road be closed at Grant Street at 10 p.m. each night.

McGarry also asked council to consider three other steps to "assure an attractive and safe beach: "

1) Turf replacement along Park Avenue.

2) Erradication of poison ivy.

3) A firm commitment to follow through with a permanent plan of park maintenance.

Council recognized the need to rid the park of poison ivy and suggested the poison ivy be sprayed.

In other action, council:

- Agreed to reduce the speed limit in all city alleys to 10 mph. Speed limit signs will be phased in. The signs will first be posted on the alley that runs parallel to Dixon Avenue from Nichols to Nettleton Street. Also, stop signs will be erected where an alley and street intersect.

- Agreed to borrow \$160,000 from Charlevoix County State Bank at 5.33 percent interest. Council agreed to pay the tax anticipation note by Sept. 1.

- Agreed to close State Street from Antrim to Mason streets for a dance Saturday, May 26 from 8 p.m. until 11 p.m.

- Approved a 10 percent raise for the city assessor (from \$135 per week to \$149).

*Charlevoix*

- Tabled a request from WJML to hold a Hawaiian Tropic Weekend at Ferry Beach in July.

- Tabled bids on the barrier free renovation at the Michigan Beach bath house.

- Approved a contract for the dockmaster (\$187.50 per week from May 18 until Sept. 15).

- Agreed to have Gourdie, Fraser & Associates perform a harbor study. The study is to exclude test borings at this time.

- Heard a report on the city's financial status from Hill, Woodcock & Distel.

- Appointed Ken Staley and George Plumm to the Compensation Committee. Staley's term expires October, 1981. Plumm's expires October, 1980.

- Tabled a request from the owners of Charlee's to allow for the planting of trees in front of their Bridge Street stores.

May 24, 1979



Petoskey News Review

May 11, 1979

## Ill Winds End Dune Rides at Sleeping Bear

By JAMES V. HIGGINS

LANSING (UPI) — Windblown sand has brought to a premature end an old attraction at Michigan's Sleeping Bear Dunes National Lakeshore.

A newer feature of the picturesque park, however, is scheduled to reopen this weekend.

Many years before the dunes area was made a national park, Louis Warnes operated buggy rides over the Sleeping Bear Plateau.

The jeep-type, balloon-tired vehicles shuttled tourists to breathtaking views of perhaps the most scenic portion of the Lake Michigan shoreline.

Recently, the dune ride tours were a park concession based at Glen Haven.

After about 40 years of operation, the tours will not be available this summer, park officials said.

Donald R. Brown, superintendent of the national lakeshore, said natural forces during a blustery winter were responsible for the demise of the dune rides.

Brown said immense quantities of sand were blown over the dune ride road, in some places reaching depths of 14 feet.

Warnes told park officials that, in 40 years, he had never seen so great an accumulation of sand on his road system.

It was decided to let the roads remain buried.

"Based on the impacts of moving this enormous amount of windblown sand, it has been mutually agreed by Mr. Warnes and the National Park Service to discontinue the dune ride operations," Brown said.

The dune rides, in any event, were to be discontinued in 1980 under the controversial new general management plan for the lakeshore. The plan, spelling out areas of the lakeshore which will be managed as pristine wilderness with no motor vehicle interference, is expected to be completed later this year.

No small consolation for the loss of the dune rides is the reopening of the Hart Nature Trail, named for the late U.S. Sen. Philip Hart — who was instrumental in the creation of the national lakeshore.

Park officials said the trail is expected to reopen this weekend.

It consists of an eight-mile scenic drive over the dunes and through adjacent forest land.

## To Open Harbor Dredging Bids

By KENDALL P. STANLEY  
The Petoskey City Council will receive bids (Monday) for dredging to the city marina to aid navigation. The dredging is necessitated due to siltation from the Bear River.

In other matters, the council will consider an agreement with the Northwest Michigan Regional Planning and Development Commission to

participate in a study of storm sewer projects over the summer. The study would involve the testing of materials flowing out of city storm sewers into the Bear River and Little Traverse Bay during heavy storms.

A resolution will be presented for consideration on a feasibility grant from the Coastal Zone Management Program that would provide

of a survey they conducted for the improvements on the city waterfront.

The council is also expected to appoint a recreation director to replace Bonnie Newsted, who resigned her position.

The council meets in the city manager's conference room to review the agenda at 7 p.m. Commerce will send along, via its waterfront committee, Chambers for the meeting at 6 p.m.

May 21, 1979

Petoskey News Review

## Cleanup set for Leland Harbor

5/12/79

LELAND — Annual repairs and dredging of Leland Harbor are scheduled for the near future, the U.S. Army Corps of Engineers reported this week. Additional slips for small craft also will be added.

Some shallow quarters in the approach channel and anchorage area have been revealed by a recent water-depth survey of the harbor, the corps reported.

T.C. Record Eagle

## Council to Review Waterfronts Agreements

By KENDALL P. STANLEY

The Petooskey City Council will review a number of unfinished business items this evening (Monday) when they meet at 8 p.m.

An agreement with the coastal zone management division of the State of Michigan will be considered. The agreement is for funding of projects along the Petooskey waterfront, including some

erosion control efforts, stairways, and grass plantings.

The council will review an annexation request by the Petooskey School District to annex a portion of Bear Creek Township on which some school property is located.

A report by City Attorney Wayne Richard Smith as to whether the city should enter a suit concerning electrical rates

downstate should be forthcoming, and the council will also consider two licensing agreements with baseball associations, one with the Petooskey Softball Association to use the waterfront diamond, and one with the senior division of the Little League to use the Babe Ruth field on Charlevoix Avenue.

Under new business, three

resolutions will be presented for approval for improvements on Emmet Street, where a street widening and sidewalk replacement program is to get underway this summer.

The council will meet in the city manager's conference room to review the agenda items at 7 p.m., and they will reconvene in the council chambers at 8.

*Petooskey News Review*

*May 7, 1979*

## Omena dredging permits sought

OMENA — A proposal to dredge a 20 by 60 foot area to provide improved facilities for pleasure craft has been made by the Omena-Traverse Yacht Club to state and federal authorities.

It is proposed that about 60 cubic yards of sand and gravel be dredged to a maximum depth of 2.8 feet below the water line.

Permits have been requested from the U.S. Corps of Engineers, the Department of Natural Resources and the Leelanau County Soil Erosion Office.

An environmental impact study is not required for the work, according to the corps of engineers statement, nor will any listed endangered species be affected by the activity.

Persons with objection or other views concerning the proposal have until April 20 to file them with the agencies listed.

## Harbor profit is up; new piers planned

The Leland Harbor, which last year made a "profit" of more than \$8,500, plans a major improvement this year under an \$83,228 operating budget for 1978.

The budget, down 9.5% from last year, was approved Saturday at the Leland Township annual meeting.

The improvement, originally scheduled for last year but held up for necessary state and federal approval, involves construction of 28 feet of sheet piling and three new finger piers and walkways along the shore at the north end of the harbor. The piers will be used to moor small boats while the larger harbor slips are filled.

The project is estimated at up to \$100,000 in the budget. Bids for the construction are expected to be received at the Township Board meeting Monday, according to Leland Township Chairman Richard P. Peltier.

The harbor, which has a total area of 10.5 acres, was the site of a major fire in 1974. The fire destroyed the harbor's main building, which was used for storage of boats and equipment. The fire also damaged the harbor's dock system.

The harbor's main building was destroyed by a fire in 1974. The fire also damaged the harbor's dock system. The harbor's main building was destroyed by a fire in 1974. The fire also damaged the harbor's dock system.

## Funding sought for Mineral Springs

Following an approval by the Frankfort City Council at special meeting in March, an application has been filed with Michigan Coastal Management Program for partial funding support to restore the Mineral Springs Fountain.

Through the funding application, the City is seeking \$8,000, or 80% of an estimated total cost of \$10,000. If the grant is approved, the City has agreed to supply the additional \$2,000.

Most area residents are aware of the dilapidated condition of the present fountain. The concrete retaining wall is in very bad condition, with 'chunks' fallen away. Drainage is also in bad shape.

In addition to a new decorative treatment of the fountain itself, the City hopes to restore or replace the shelter structure to add walkways and visitor benches and improve adjacent landscaping.

When funds were sought for the present park/marina work, it proved impossible to include fountain restoration due to tight funds at the disposal of the grantors. In a new situation, with Michigan Coastal Management Program having available funds through the Federal Department of Commerce, it may be possible for the City to obtain 80% outside-funding for the project.

Decision by the agency, on the City's application, is expected later this spring.

## 'Slow-no wake' speed law proposed for Betsie Bay

In a surprising short and relatively quiet meeting last Thursday evening, Department of Natural Resources officials in conjunction with local government officials and law enforcement officers have agreed on a "slow — no wake speed law" on Betsie Bay.

The proposed regulation states "On the waters of Betsie Lake, sections 27 and 28, T26N, R15W, village of Elberta and city of Frankfort,

Benzie County, it is unlawful for the operator of a vessel to exceed a slow — no wake speed."

The proposed law now goes before the respective councils of Elberta and Frankfort for approval. Then the Department of Natural Resources must review the law before it goes to the legislature and a state rule is adopted. The entire matter could take 90 days.

*Times City Record Eagle*

*April 17, 1979*

# State can't fund lake dredging project

By DAVID AVERILL

Record-Eagle staff writer

LELAND — Hope that state funds might be available to finance dredging costs of the Lake Leelanau narrows were dashed this week.

Ivan P. Egeier, finance chairman of the Leelanau board of commissioners, today said he had been told by the Department of Natural Resources and the State Waterways Commission that no state funds for dredging existed.

He said he had been told in Lansing that if Leelanau County's requested \$125,000 for dredging was approved it could set a precedent resulting in numerous requests from other counties for such projects.

"The dredging project will now be combined with the Leland Dam project in applications for grants from the Upper Great Lakes Regional Commission and the Farmers Home Administration," he said.

Egeier attributed the delay in communication with the agencies to indecision as to whether a new dam will be built or the present one repaired.

He said the commission has said it will consider funding the dam project and the Farmers Home Administration

*State sets aside no funds for dredging, Leelanau County learns; so officials plan to seek grants as part of dam project*

responded that the county is eligible for funds.

"We cannot obtain a commitment from either agency until we decide what we want to do and know how much money we need to do it," Egeier said. "Nothing can be done until we have examined the old structure."

At a meeting earlier this month, the county board decided to investigate the possibility of repairing the present privately-owned dam after a petition bearing more than 1,000 names was presented requesting such action.

The petitions had been circulated by Leelanau County Citizens for Reduced Taxation, an influential area taxpayers group. Last December the board approved construction of a new dam, a decision now pending while the possibility of repairing the present structure is being considered.

Egeier and Robert Walker, commissioner from Glen Arbor, were appointed as a committee from the board

to study the feasibility of repairing the dam. Walker, however, reportedly is on vacation and no action can be taken until he returns.

Nearly two years ago the nationally-known engineering firm of Brown & Root examined the dam and said it could be repaired for an estimated \$125,000. The engineers also said it was considerably deteriorated and recommended that a new dam be built at an estimated \$225,000. Both estimates undoubtedly have risen substantially since that date.

Walker recently estimated that if a new dam is constructed, it could possibly cost as much as \$600,000 by the time work began on it.

Prosecuting Attorney Larry J. Nelson is acquiring names of engineering firms that will be asked to submit bids for a dam repair work study. Possible property acquisitions for a new dam also are being reviewed.

Brown & Root, still the county's engineering consultant, has to date been paid nearly \$30,000 for its services, which include a dam and waterways study and the preparation of diagrams for easements necessary to permit construction of a new dam.

## Bulkhead proposed near Reef building

An application has been made to construct a 120-foot bulkhead for shore protection on West Grand Island, Grand Haven Bay in front of the Taylor Rental business.

The application has been made by Reef Petroleum Co., which owns the buildings on the Army Corps of Engineers in Detroit.

Some 50 to 100 cubic yards of sand shipped from an adjacent source will be deposited behind the bulkhead, the applicant says.

# Manistee residents concerned about lakefront property

April 18, 1979

By **MARK STACY**  
Staff Writer

*Manistee News Advocate*

Concern over the possible loss of public access to the beachfront lots adjacent to the city's industrial park was vocalized by several persons attending last night's Manistee City Council meeting.

Dubbed "Lakeview Subdivision," the 17 lakefront lots are currently being considered by the city to be sold as residential lots. The lots involve an estimated 2,500 feet of beach frontage. According to City Assessor Jerry Superczynski, the property has already been zoned R-1 residential.

Steve Rostkosi of 240 Fifth Ave. asked the Council, "If these lots are sold, do we lose the beach access?" Mayor Vickie Starnes replied that the issue is how much of the property is to be sold, and his remarks in the gradual loss of beachland over the years drew applause from the audience.

Rostkosi added that the recreational value of the beach along was "what more important the potential the city has." City Engineer Tom Starnes said to "what is the recreational value of the lots?" brought out several more changing audience voices.

"While the property is being sold, people will come in and out of the beach," said Rostkosi.

Several other residents added comments about the loss of the

beach area.

At present, over the number of motorized vehicles in the dunes area by the lots was brought to the Council's attention. Mayor Hansen suggested that Public Safety Director John Willett and City Attorney John Hart check into any city regulations that would apply to recreational vehicle use in this area.

Assessor member Tex Collins advised the Council to "let the people decide what to do with these lots - put it to a vote of the people." He advised them to wait and look into possible alternatives for the lots.

"If the lots are sold (the dunes) turn you to the city and the city will have the road," said Collins.

A letter from Irma Sundling, 2696 Red Apple Road, was read to the Council, which agreed the need to maintain public beach access.

Currently, there are nearly 24 miles of Lake Michigan shoreline in Manistee. According to the recreation department, public beaches at First Street and Second Avenue each involve about 1,000 feet of beach.

Other public Lake Michigan beaches in the county include 2,580 feet at Orchard Beach State Park, and 1,550 feet at Arcadia Township's Lake Michigan Park.

According to county recreation plans, there are now several public access

right-of-ways in the county. These right-of-ways are usually 66 feet wide and include access in Filer Township, Pierport, Portage Point, the end of 12th Street in Manistee and four roads in Arcadia Township that dead-end to 2.03 miles, or about 10,724 linear feet, according to county recreation plans. (These do not include 10 platted roads out on Portage Point which are not all in existence).

Recreation was the target of a Parks Commission communication to the Council last night. A recommendation by the commission to set restroom facilities for the First Street ball diamond as the city's number one recreational priority gained approval by the Council. The Council also moved to accept a bid by Warren Johnson of \$33,400 for construction of the facilities.

A recommendation by the Planning Commission to rezone the Lake Michigan Heights subdivision from waterfront dune reserve to R-1 residential was agreed to by the Council.

The Lake Michigan Heights subdivision encompasses land between Fifth Avenue and Second Avenue, and does not include any beachfront property.

The Council also moved to hold a public hearing on the rezoning of this property. A date for the hearing will be scheduled later.

# State May Charge Harbor for Use of Mooring Bottomlands

*Petoskey News Review*

*April 18, 79*

By IAN MURPHY

**HARBOR SPRINGS**—A discussion Tuesday between city and state Department of Natural Resources officials failed to resolve questions concerning the authority under which the city would control and operate a designated boat mooring area in the harbor, City Manager Robert Anderson said.

Despite what appears to be an "impasse" over the question of authority, Anderson said he does not think the mooring plan (which is scheduled to start next year) is in danger of being dropped.

"All of us kind of assumed, now it appears incorrectly, that there would be a relatively stringless grant of authority" from the state to the city for control of the harbor. Now it appears the state wants more of a say in how the area is operated and the state has requested some sort of payment for use of the bottomlands.

Anderson said he doesn't think the plan will be scrapped, however. "I think everybody has got too much invested in this, including the state, to let it drop....I don't see that happening."

City council and the harbor commission will decide what the next step should be and discussions with the state are expected to continue. The city may decide to stand firm about wanting a relatively free hand in operating the area or a compromise may be worked out.

Present at Tuesday's meeting were members of city council Anderson, a member of the city harbor commission, Keith Wilco of the DNR Waterways Division and Morgan Neilson of the DNR Submerged Lands Division.

The Harbor Springs Harbor Commission talked about establishing a city-operated designated mooring area in the harbor for 10 or 15 years before actually coming up with a plan last year. The plan was adopted by city council and is planned to take effect a year from now. This year, the city began work on marking the mooring sites.

The city decided to establish a designated mooring area to create more order in the harbor for safety and to prevent future overcrowding. Currently, boat mooring is not controlled by the city.

*Petoskey News Review*

At Ironton

## Association Seeks

*4/24/79*

## Ramp, Dock Permit

**IRONTON**—A Department of Natural Resources permit to build a boat launch at Charlevoix Shores Estates, Ironton, has been requested by James A. Wootton, Charlevoix Shores Association president.

The purpose of the work is to provide a launching facility and dockage for pleasure craft.

Proposed is a 10 by 30 foot pre-cast concrete plank boat ramp to be placed on the natural ground and extend about 24 feet lakeward from the existing shoreline. A temporary L-shaped aluminum pier will extend about 40 feet lakeward. The pier would be set in the spring and removed in the fall each year.

The ramp and dock would be

located at Yachtmans Park at Charlevoix Shores Estates at the foot of Spinnaker Lane.

Anyone with an interest or concern for the proposed work should contact the Army Corps of Engineers District Engineer, Melvyn Remus, Box 1027, Detroit, 48231 in writing by 4 p.m. 20 days from April 20. All responses should refer to process number 790448/78-5-127.

The Corps and the DNR will then exchange correspondence received and make a decision on the permit. The benefits which reasonably may be expected to accrue from the proposal will be balanced against its reasonably foreseeable detriments. The permits will not be granted unless issuance is found to be in the public interest.

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# Dredging of Narrows delayed indefinitely

No government funds were available for dredging of the Lake Leelanau Narrows, putting the project in a "holding pattern" until the county's general fund is available Monday.

County Commissioner Ross P. Egler said Monday.

for maintenance of the Narrows in Lansing

part of the funds could be used to help maintain the dredging project.

It will be the Department of Natural Resources (DNR) and the State Highway Department that there is no money available for dredging.

was that if dredging for Leelanau County were approved it could set a precedent for other dredging projects, costing more money than is available.

Egler said the dredging project is now being combined with the Leland Dam project in applications for

grants from the Farmers Home Administration and the Great Lakes Regional Commission.

However, indecision about whether a new dam will be built or the old one repaired has delayed an answer from the agencies. Egler referred to the agencies. Egler referred to the agencies. Egler referred to the agencies.

(Continued On Page 3)

(Continued From Page 1)

parted that the FHM has said the county is "eligible", and the commission has said it will "consider" funding the dam project.

"They won't give us a commitment until we know what we want to do and know (how much) we need for the projects," Egler said.

He said steps to build a new dam would probably be delayed until repair of the existing dam is investigated further.

"Nobody is going to do anything until we take a look at the old one," he said.

Egler said a department of special committee of the county board of the dam, said the committee will meet as often as necessary.

However, the other member of the committee, Commissioner Robert Walker of Glen Arbor, is on vacation.

"Obviously, the committee can't meet until he returns," County Prosecutor Lawrence J. Nelson, who is working with the committee, said.

Nelson said he is getting together the names of engineering firms to be contacted to submit bids on a study of the dam repair work. At the same time, he said, he will be meeting with commissioners to discuss possible property acquisitions for a new dam.

Nelson said the Leland Mercantile Co. and John Van Raalte, Jr., own river front property that would be needed if a new dam is built. The same property may also be needed

if the present dam is eventually repaired, he added.

Diagram of the county's plans for the construction of the new dam have been prepared by the county's consultant, Brown & Root Inc. of Oakbrook, Ill. According to Nelson, the cost of constructing the dam is \$10.5 million. The total paid the Illinois firm for engineering work on the dam and dam projects will be paid for by the county.

Egler said the funds to pay for engineering work on the dam and dam projects will be paid for by the county.

ing on or having access to Lake Leelanau and the Leland River.

Egler said no estimate is required from the engineering firm when they are asked to do something on the projects. Spending is monitored when the bills are received," he said.

"I have no reason to believe they are spending any much money," he added.

Costs of the projects have been estimated at \$10,000 for a new dam and \$25,000 for the Narrows dredging.

Egler said Nelson said that the county board of the engineering firm is going to be in regards to the project at the present time.

"We have to rely on what they're telling us," Egler said, adding that the county is going to stand over the funds "liberally" to keep track of expenditures.

The County Board of Commissioners last week formed the special committee to investigate the feasibility of repairing the dam, only minutes before receiving 1,045 signatures on petitions seeking to overturn an earlier decision to build a new structure.

Tentative plans call for a new dam to be built about 200 feet upstream from existing dam.

The Leelanau Development Co. owns a motel and restaurant on opposite sides of the existing dam, two pieces of property surrounding the dam and the dam. However, under a Circuit Court order establishing the lake level of Lake Leelanau, the county is responsible and liable for maintaining the lake level at the dam.

The county assumed control of the dam a year ago through an injunction preventing the owner from removing stoplogs in the dam. The logs were being removed after liability insurance expired on the private dam.

A 1977 study by Brown and Root of the dam's condition stated that a new dam should be built, but a second study last summer by Dames & Moore of Cincinnati suggested that it would be cheaper to repair the old dam.

# Norwood Draws Crowd

## With Park Discussion

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### Isle Townships to Buy Frontage

### If Land, Trust Grant Approved

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By FRAN MARTIN, NANCY JARVIS  
And DAVE GUZNICZAK

CHARLEVOIX - The five townships in the western section of Charlevoix county that met Saturday, with one exception, had one thing in common...the attendance was poor. The exception was Norwood township where 35 residents turned out. The others attracted 20 persons or less besides the township board.

Interest in Norwood Township was on a number of issues as well as the budget.

The residents of Norwood Township have always had a keen interest in their township park. However, they have had a number of problems so are applying for a federal grant through the Michigan Coastal Management Program for a feasibility study in the hope that the study will give them some answers to the problems. These include use of the park as a launching site by Indian fisherman, ORV activity, vandalism and garbage. Other concerns are dune and beach erosion.

The residents of the township learned only recently that it has been deeded 20 acres for use as a park by the DNR. At the present time they do not have the exact boundaries of the property. They also need a topography study which they hope to incorporate into the feasibility study. The property is east and north of the existing park which is also 20 acres in size.

Nancy Ritsema, township clerk, said that as long ago as 1977, the township had been advised that with the concentration of population the township has at Norwood proper, there should be some recreation plan. However, this has never been developed. It is hoped that some recommendations will result from the study.

Mrs. Ritsema did say that Mike Davis, youth activities coordinator for the county, was planning a recreation program for the children of the area this summer.

Roads again came in for discussion. The township's priorities regarding roads were discussed at length. The township, one of the smallest in the county, has little money to spend on roads but roads such as Warner, Clipperview, Lake Shore Drive and Gennett roads, to name some, are in need of attention. Mrs. Ritsema said the board would have to decide whether to spend what funds it has on one road or whether to stock with basic building and gravel. Last summer the township allocated \$1,200 for brine to keep the dust under control. This year \$1,000 has been earmarked for this.

A proposed budget of \$32,000 was approved. However, anticipated revenue falls \$9,766 short of meeting the budget. Anticipated revenue from various sources totals \$22,343.

Income from taxes will total an anticipated \$5,500; state revenue sharing, \$8,000; tax collection fees, \$1,800; County delinquent taxes, \$900; balance on hand from 1978, \$5,600. The amount of revenue from swamp tax has not been determined but it is hoped this will be doubled or tripled over last year's total of \$275.

Among the major expenses are \$3,000 for the township park; \$3,000 for fire protection and ambulance service and \$4,480 in salaries, up from \$3,075 in 1978.

The township has no voted millage. A millage vote for roads was defeated last year.

+++

At both the St. James and Peaine township meetings on Beaver Island the proposed purchase of five 10-acre lots on Iron Ore Bay in the southwest area of the island for use as a park was discussed.

The two townships have joined forces to apply for a Michigan Land and Trust Fund Grant in order to obtain funds to underwrite the cost of the property which is owned by the Iron Ore Bay Corporation, a realty firm.

Mrs. Matthew Hohn, whose husband is director of the Central Michigan University Biological Station on the island, is spearheading the drive which has the support of the island residents.

She said that the land, besides boasting Lake Michigan shoreline, has sand dunes, wetlands, a deer yard and an open area adjacent to the Beaverhead Lighthouse Property owned by the Charlevoix School District.

The Nature Conservancy is assisting in the writing of the grant, Mrs. Hohn said.



Should the funds be obtained, the island residents will vote on a millage issue to come up with matching funds. It would probably be necessary to obtain funds from other sources also, she said.

Both townships already levy two mills to underwrite the cost of operating the airport. In addition, they are retiring bonds authorized to build the new runway on a matching fund basis.

Both townships also levy millage for operational costs and for roads.

St. James township levies four mills for operational costs. This year this will bring in \$13,983 and the 1.0 mill allocated another \$3,492 toward a proposed budget of \$20,000. Other incomes will come from revenue sharing funds and other lesser sources. Of the \$15,200 from revenue sharing, \$13,700 is earmarked for public restrooms and \$1,500 for planning and zoning.

St. James Township also has a special levy to purchase the former U.S. Coast Guard Station for use as a township hall.

In Pasine Township which takes in the southern part of the island, the township voted to set aside \$12,000 from the Public Improvement Fund for the purchase of property as a site for a new township hall.

A proposed budget of \$21,000 was approved with revenues to meet it to come from allocated and voted millage and other federal and state sources. The township receives the revenue from five mills levied including four voted and one allocated mill. The township has also earmarked \$7,000 toward a fund to be used for lighting the island airport.

In addition, the townships support the Air-Vac six passenger plane.

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In Hayes township which has an estimated 700 voters, six people other than the board attended the annual meeting where proposed budget of \$165,853 was adopted.

Included in the budget is \$68,653 for a township hall. Sandra Somerville said it will probably be built near the present hall on Old US 31 and Burgess road where the township owns property.

Another \$25,000 has been set aside for work on roads such as seal-coating and maintenance; \$15,000, fire protection; \$4,000, ambulance; \$8,000 assessing; \$13,500; salaries; \$6,000 for purchase of a Computer Election System; \$1,000, planning and zoning; \$1,200 postage and supplies.

Revenue to balance the budget will come from 1.0 mill allocated (\$23,983); state revenue sharing, \$16,129; funds derived from zoning and appeals, interest on savings, tax collection fees, delinquent taxes and other sources.

In Eveline Township where fireworks had been promised by some residents of the township only 17 residents besides the township board attended the meeting.

A proposed budget of \$70,176 was approved. Of this amount, \$17,000 was earmarked for work to be completed on Ridge Road and Mountain Road, both located east of the South Arm of Lake Charlevoix. Another \$13,000 was set aside for fire protection and ambulance service provided by the communities of Boyne City,

East Jordan and Charlevoix in a township divided almost in half by the South Arm of Lake Charlevoix. This year \$12,000 was set aside to match the same amount approved last year for an engineering survey of the township for a sewer line. It is proposed that the area on the west side of the South Arm would be serviced by Charlevoix and the east side by East Jordan.

A total of \$13,000 was allowed for salaries which includes assessing. Approximately \$9,000 was allowed for insurance, electricity for street lights, legal fees, and other expenses.

Revenue to support the budget will come from \$5,725 on hand; income from 1.0 mill allocated, \$23,633; federal revenue sharing, \$5,712; tax collection fees, \$8,300; sales tax, \$18,506; interest, \$1,800; Single business Tax, \$1,492; and the remainder from fees and other sources.

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At the South Arm Township meeting, a \$98,519 budget was approved. Major expenditures include \$5,300 for fire, \$2,300 for ambulance, \$4,000 for road brine, \$2,400 for road construction, \$5,000 for assessing, \$15,000 for sewers, \$2,000 for zoning, \$3,000 for the town hall and \$7,000 for the township salaries.

A township board member said no new projects will be instigated this year.

Two requests for road improvements were discussed, however the township could not make any guarantees. The county has not yet completed its evaluation. The roads mentioned by meeting attendants as needing attention include Richardson Hill on Behling Road and the need for guard rails on east Dutchman's Bay Road. The Behling road curve needs major rerouting and regrading. As it stands now, school busses detour around the hill.

Another resident also requested that the road behind the property where the new Glen's supermarket is to be built be looked into.

Library representative Sig Riley asked that the township consider providing more funds to the East Jordan library. The facility is shared with Eveline, Wilson and Echo townships, all of which donate funds. The township board noted that South Arm contributes \$500 per year, which is by comparison the most funding assistance. The board said it will consider contributing more, but it also hopes that the other townships using the library will consider giving more money as well.

The board also decided that all federal revenue sharing funds will go to roads as they have in the past.

A booth with the new punch card system of voting was available for the approximately 20 meeting attendees. Everyone liked the system, stating it is more convenient and that they would like to see the county purchase the central computer and the township share the maintenance costs.

Moire Township adopted a \$60,200 budget with main expenditures including \$20,000 for road construction, \$17,000 for administrative expenses including the zoning board and board of review, \$13,500 for township salaries and \$9,000 for the landfill.

The board unanimously agreed to set two mills for operation of the township. One mill would go for road construction and one to the fire department. The township has a fire station and fire operation and a half mill for a fire equipment fund. Formerly, the board had considered three mills, with one mill each going to fire operation and equipment and the third mill for roads. However the board decided that residents already are overburdened with taxes and new taxes need to be prudent.

The board will also be necessary steps to arrange for a special election, probably sometime in June, Clark Smith Frank said.

The landfill was discussed with the outside being the township board will wait to make a decision "until the DNR decides what it wants us to do." The township had originally planned to convert the landfill to a transfer site and purchase a 40-yard roll-off container to handle the refuse.

However, at a recent Resource Recovery meeting, commission members said 8-yard containers may be more feasible. The township has considered both alternatives and found that no

refuse handlers in the area can take the 8-yard containers. Thus the board feels the 40-yard roll-off is the way to go. Whether this will be agreeable with the DNR is unknown.

Addis Road and the fact that it is virtually impassable was discussed. The township has been trying for three years to get road improvements through the county but has been unsuccessful. Nothing definite was decided Saturday.

An anticipated \$6,000 will be received this year in federal revenue sharing funds. The monies were earmarked for fire operation.

Ambulance service was discussed and tabled until the April 10 meeting. The board is considering a contract with Boyne City.

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Wilson Township residents downed by a 4-7 vote a \$200 pay increase for the township supervisor and treasurer. The supervisor and treasurer currently receive \$1,800 per year.

A \$45,785 budget was approved. Anticipated revenues total \$33,900 and on hand from last year is \$17,105.99. Major areas of expense include \$20,000 for roads and \$1,500 earmarked for the anticipated punch card voting equipment. Other expenditures include wages for township officials and employees, and the fire and ambulance contract fees. The contracts have not yet been settled however Clerk Patricia Fall said about \$1,500 for fire and \$300 for ambulance is planned.

The assessing irregularities and late tax bill mailings were again discussed. The township board has arranged to have several assessor candidates on hand at the May 15 meeting for interviewing and to give bids on assessor duties for the township. Also at that meeting, a Michigan Association of Counties representative will discuss the duties and responsibilities of township officials. Mrs. Fall requested the representative come to the meeting. The session will convene at 7 p.m. at the township hall.

Federal revenue sharing funds this year are earmarked for roads and assessor wages.

The board discussed finishing the work on Tompkins Road. The road still needs to be tarred and chipped at an estimated cost of \$20,000. A bid for the work will be considered at the next meeting.

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Bay Township approved a \$59,585 budget. Major expenditures include township salaries \$9,415, capital improvements including a ramp at the public access road, town hall painting and road construction \$38,000. Total services including fire, ambulance, legal fees, appraisal sheets, insurance, and dues \$8,450, and maintenance \$1,855. Miscellaneous expenses equal \$1,540.

An additional \$1,050 was earmarked for interior and exterior painting of town hall. The work will be done this year.

Discussion also centered on the cemetery, and the ambulance service rate.

Roads to receive attention this year include Pincherry, Sumner and Zenith Heights.

A \$111,000 general fund budget for 1979-80 was presented at the annual meeting of the Boyne Valley Township Board. No action on it was taken, township clerk Louise Magee reported.

Mrs. Magee said about nine residents attended the meeting held at the township hall in Boyne Falls.

Of the \$111,000, nearly 50 percent is for proposed road projects, she said. Mrs. Magee said the township has been hesitant about engaging in road work in the past due to the high costs of construction. The township has only a small number of roads needing repair which include Renke, Metros and DeNise roads—all are unpaved.

The clerk said an estimate was made last year to fix a half mile section of Metros and Renke roads. That cost was approximately \$70,000.

The new budget includes the same amount of millage as currently levied for fire protection and landfill operation—one mill. Fire and landfill each receive a half mill each towards their financing, Mrs. Magee said.

The township is also considering a .2 mill levy for the township library which is being operated jointly with Melrose Township. No action on the the proposal has yet been taken.

Yearly salaries for township officials were also unchanged in the new budget—supervisor, \$2,700; clerk, \$2,100 and treasurer, \$2,100.

Mrs. Magee said no action can be taken on the new budget until the township holds its second meeting on federal revenue sharing funds. This year the township will receive about \$6,000 in revenue sharing funds. Nearly half of that is being proposed for defraying the costs of operating the landfill, she said. The local tax received from the half mill levy will not be enough to handle its costs this year, the clerk said.

The clerk said at present it's unknown how much revenue sharing funds the township can expect to receive in 1980.

Also discussed was a proposed contract for ambulance service with the City of Boyne City and consideration of installing fencing around the township basketball courts. No action on the items was taken.

Cleo Massey Sr. was also rehired as sexton for the township cemetery.

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In Hudson Township, about 50 residents attended the annual meeting. Township Treasurer Joan Wasylewski said most of the people were there to discuss the controversial Thumb Lake park lease.

The Thumb Lake park has been a long-standing heated issue in the township. It centers on a piece of beach front property on Thumb Lake, also known as Lake Louise, located off Magee Road.

The proposed lease, in general, would allow the township to lease approximately 8.5 acres of park and beach with 750 feet frontage from the Lake Louise Christian Community, Mrs. Wasylewski said.

The proposed document is a 50-year renewable lease.

Mrs. Wasylewski said there was considerable opposition to the lease voiced by township residents Saturday.

The board also presented its proposed 1979-80 general fund budget which totals nearly \$17,400, approximately \$1,000 more than this year's. The increase was due primarily because of additional costs of an audit and a proposed survey of Huffman Lake Road, the treasurer said.

Mrs. Wasylewski said the township is required by law to have its records audited at least once every two years.

The Charlevoix County Road Commission has also proposed to do a survey of Huffman Lake Road at an estimated cost of \$3,200, she said. The commission said possibly federal funding could be

# Townships Hold Annual Meetings

Continued from Pg. 8

received to defray expenses for repairing the road.

Mrs. Wasylewski explained that the road is narrow, unpaved and virtually impassable at certain times of the year.

She said township residents thought the survey cost was high and asked the board to see if it could be done cheaper. The board agreed to do so, she said.

Residents also requested that the township explore contracting for fire protection with Boyne Falls. The board agreed to meet with the village to discuss the matter, the treasurer reported.

At present, Hudson contracts with Elmira and Vanderbilt for fire protection. Mrs. Wasylewski said if the township decided to go with Boyne Falls, it would be paying considerably more than what it currently pays to the two communities.

The new budget also includes no salary increases for township officials. Yearly salaries are \$2,000 supervisor and \$1,300 apiece for treasurer and clerk.

The amount of township millage levied also remains unchanged—one mill for defraying the mortgage payments on the township hall.

## Condo

Continued from page 1

buildings was accomplished by combining some one and two story buildings vertically.

Included in the buildings are the midrise townhouses. Their number remains the same under the new plans—five. However three of them will be located further away from Division Street closer to the lake. This will give motorists along Division a better view of the lake, the Smiths said. In fact, most of the buildings the developers had originally placed near Division Street have been moved closer to the lake. This was possible due to the fact that the westernmost tip of the property can now be used by the developers.

The most optimistic time the entire condominium, restaurant and marina complex could be completed is five years, the Smiths said. However a more practical estimate would be between seven to 10 years.

At the time the entire complex is built, the developers estimate it would generate \$682,000 in additional taxes to the city, county, schools and intermediate district. That amount

includes some \$218,000 the city could expect to receive in additional property tax revenues.

New plans also call for an emergency route through the development in the event Division Street is ever closed for any reason. The bypass, which parallels Second Street, is also included and developers say they can afford to finance its construction.

Last night commissioners granted Clifton authority to submit a preapplication for nearly \$54,000 in federal Land and Water Conservation funds to develop a beach and park at the new location. The value of the 700 foot frontage, estimated at \$100,000, will be used as the city's local match.

The \$54,000 would be used for landscaping; building the beach; constructing a gravel drive and parking lot able to accommodate up to 46 cars, a tot lot, covered shelter, restrooms and will also cover engineering costs.

Some \$175,000 in federal land and water grants are being made available to the north Michigan area, Clifton said.

If approved, construction could begin in 1980 provided the developers are able to follow through with their plans, Clifton said.

*Cadillac Evening News*

3/1/79

# Improvements on waterfront need permits first, DNR reminds

By ANDREW ANGELO  
News Staff Writer

CADILLAC — Persons wanting to make improvements on waterfront property should begin making applications for permits, Department of Natural Resources officials said this week.

Last year 197 waterfront improvement projects were undertaken by property owners, government units and others in the 12-county area that includes Wexford, Missaukee and Osceola counties.

These projects included construction of retaining walls, the deepening of access channels, riverbed stabilization and shoreline dredging. According to DNR water quality specialist Laura Mikrut, several such projects have occurred on the shoreline of lakes Cadillac and Mitchell in the last year.

Such projects, and any other project that includes work below the ordinary high water mark of a lake or stream, must be under permit from the DNR.

"What with the increasing population and increasing pressure to be on the water and use water, we've seen quite a jump in the number of applications

received" for waterfront improvement projects, says Ms. Mikrut.

"But we're still having problems with people not knowing about the law or not thinking it is important and then beginning waterfront projects. Without the permit, they have to be stopped. Then they can have a contractor sitting idle while they have to pay them. And it causes people and the environment problems."

Two state laws govern waterfront projects. These are the Inland Lakes and Streams Act and the Great Lakes Submerged Lands Act. These laws cover work on the Great Lakes, any inland lake larger than five acres and any river or creek.

The laws require persons planning waterfront projects to submit their plans for public review. The purpose of these statutes is to protect the rights of the adjacent waterfront property owners, and the interests of the public, from ill-conceived or damaging projects.

Those who begin projects on the water without the proper permit can face criminal or civil prosecution.

Ms. Mikrut said waterfront property owners additionally should be aware that structures such as temporary docks that are removed during the winter need not have permits. However, permanent docks or boat lifts do require DNR permits.

Application forms for the permits are available at any DNR office including the Cadillac district office on the Mackinaw Trail. They also are available by mail from the Department of Natural Resources; Land Resource Programs Division; P.O. Box 30028; Lansing, Michigan 48909.

DNR officials suggest early application for waterfront improvement permits.

"The law specifies that the project plan be on public notice for 30 days before a decision is made to issue or deny the permit," said Dick Sikkenga, the DNR's regional submerged lands supervisor.

"However, it may take as many as 60 days to complete processing of the application, depending on whether or not we receive a complete application with proper drawings."

# Filer Township apprc changes at lake access

By Steve Leggett

The Filer Township Board last night gave its approval to a preliminary plan to improve the facilities at the township's only public access to Lake Michigan.

The Red Apple Beach Access currently consists of a short length of gravel road that deadends on the lake bluff, with a barricade and signs.

Trustee David Rhodes, who presented the plan to the board as a member of the township's Recreation Committee, indicated that the Department of Natural Resources (DNR) funds may be available for the project.

The changes at the site would consist of moving the barricade about 200 feet back from the bluff, possible steps down to the beach, and other improvements designed to update the access.

There have been some problems at the site, Rhodes told the board, with excessive parties, glass breakage and trash dumpage. He said he hoped the improvements would at least partially eliminate these problems.

Rhodes said he was concerned for the private property that adjoins the access. The public beach below the bluff is only 66 feet wide, the width of the access road itself, and users have tended to enter private property, often doing damage.

Irma Sundling, who serves on the township's zoning board, stressed that the slope and its vegetation "should not be disturbed; any steps should be built above the ground."

Rhodes felt that the project could serve as a pilot for other deadend road access sites along Lake Michigan.

County Planner Kurt Schindler explained this morning that access abuse was a common problem with deadend roads along the lakeshore.

"The roads are simply not always used the way people want them to be," Schindler said.

Coastal Zone Management grants are applied for through the DNR, which is assisted in this area by the Northwest Michigan Regional Planning and Development Committee,

located in Traverse City.

In related business, the board listened to the Township Zoning Board's annual report, which reviewed the recommendations made by the zoning board in the past year.

Among the recommendations to the board were a truck route to PCA, an adequate fire lane at Eberhardt's and K-Mart, and the adoption of a soil removal ordinance.

In other business, the board voted to respond to a letter from the Benzie and Manistee County Advisory Council asking for input or objections to the proposed DNR and Department of Corrections work camp being placed in the township.

The work camp, which is to be located in northern Manistee County or southern Benzie County, will be a minimum security facility to replace Camp Hoxie.

The Advisory Board has sent letters to all the townships in the project area asking for comment on placing of the work camp.

The Filer Township Board voted to urge the project not be placed in Filer Township.

*Manistee News Review March 27 1979*

## Intermediate Lake Ramp Planned

**KEARNEY TOWNSHIP**  
The Waterways Division of the Michigan Department of Natural Resources has made application for a permit to construct a boat launch facility on the west shore of

Intermediate Lake north of Belle Isle. Permits from the US Army Corps of Engineers and the DNR Water Quality Division are required before the proposed work may be

conducted. Planned is a 30 by 24 foot precast concrete plank boat ramp on a six inch mattress containing about 20 cubic yards of stone. To prepare the area prior to boat ramp construction, approximately 25 cubic yards of sand would need to be dredged. Thereafter, about five cubic yards of sand would be dredged annually from the boat ramp approach.

All dredged material would be placed upland in a way to prevent its return to any waterway or wetland.

Any interested person or party may express an opinion to the proposed work by filing their comments in writing within 20 days of March 16. All comments must refer to public notice process number

790287B/79-5-11 and be received no later than 4:30 p.m. on the deadline day. Comments should be sent to District Engineer, Detroit District Corps of Engineers, P O Box 1027, Detroit, 48231. Comments relating to state water quality certification only should be filed with the Water Quality Division, Stevens T. Mason Bldg., Lansing, 48926.

The decision on whether to issue the permits will be based on independent conclusions from the Corps of Engineers and the DNR after evaluation of the probable impact of the proposed activity on the public interest. The decisions will be based on the benefits expected to be accrued as balanced against reasonably foreseeable detriments.

## Harbor contract with Army okayed

**LELAND** — A \$1 contract with the U.S. Army Corps of Engineers recently was approved by the Leland Township board. Valid for the next four years, the contract will permit the Corps to moor barges, dredges or other equipment at Leland Harbor while working in the area. A similar contract has been in effect in the past.

*Manistee News Review 3/29/79*

# ORV recreation on public land: A 'separate but equal' doctrine?

By MARK LAMONT

The following article has been reprinted from "Sanctus Flow", a publication of the National Wildlife Federation.

More than 48 million Americans drove off the desert floor, functionally in 1977. They hung stripped-down Volkswagens over sand dunes, spurted up desert hills on powerful "dirt bikes," pressed their four-wheel drive jeeps through dense growth and even across streams, or roamed into snow-covered forests on snowmobiles.

This hard-driving sport has, however, created severe problems for the environment, according to a new report to a Presidential advisory committee.

The report, prepared for the Council on Environmental Quality by noted environmental writer David Sheridan, charges that the use of the off-road vehicles (ORVs) has spurred erosion, weakened wildlife and vegetation, and created noise pollution in previously serene wilderness areas.

Since most ORV use is on public land, the report says, it has also created problems for federal land managers. The Bureau of Land Management (BLM), the Forest Service, and the National Park Service.

The wildlife, vegetation, and erosion problems reported by Sheridan include: the loosening of topsoil and its washing away; the loss of plants without a chance of repletion; the loss of much of the desert's natural beauty; the loss of nothing but a barren, eroded landscape.

While earlier studies have while-asked desert life to be capable of coping, have adjusted to the ecological conditions of two-wheel jeeps and grinding gears, at least one reptile - the spiny-tailed lizard - has suffered impaired hearing.

Salamanders and frogs usually don't survive their contact with ORVs. Whisking air is thought to expend their scarce reserves attempting to keep a wide buffer between themselves and snowmobiles. The condition of any sick or hungry animal will be aggravated by ORV noise.

Humans strolling in the wilderness or cross-country skiing in winter also sometimes voice complaints about the noise, the report says.

Much of the land threatened by ORVs is California desert, where the ORV explosion really started. Of 16 million acres of California desert, 12 million are public lands, managed by BLM.

Many of these are virtually adjacent to the 11 million residents of the Los Angeles-San Diego region, who once these sun-baked lands in their ORVs by the tens of thousands every weekend.

Since 1966 they have orphaned one million acres of land, half as much as the miners denuded in the arid country in 150 years of digging.

What's at stake in the "barren" desert? Plenty, according to the Sheridan report. One hundred plant species and 40 birds not found elsewhere. Eight mammals, 80 reptiles, 12 amphibians and 10 fishes also rely on the desert's fragile ecological balance.

ORVs initially threaten this ecology by loosening the topsoil. The desert surface is crusty, but thin and brittle. A very fine soil lies underneath.

When the crust is broken, plants lose their anchor, saplings their shelter and this fine dust is unleashed.

This means that a one-day motorcycle race may produce ten times as much airborne dust as a severe duststorm. In 1974 BLM monitored such a race and found that 600 tons of dust we sent swirling. And once the topsoil goes, it's really gone, as desert topsoil accumulates at a rate of only one inch every 500 years.

Scorched desert lands are not long-lived. Jeep and tank tracks from General Patton's World War II maneuvers are still evident in the eastern Mojave to the north, paths cut a century ago by the wheels of pioneers' covered wagons. Substantially endure.

Plants are more resilient. ORVs abandon an area, but even then survival of vegetation tends to be dominated by noxious weeds. The exception, which may last as long as 200 years, is particularly vulnerable. Since it takes 20 years to mature, it is slow to recover.

While damage to desert lands is much more obvious, ORV effects on other lands are less so. The report charges that the recent explosion of ORV use has caused erosion, weakened wildlife and vegetation, and created noise pollution in previously serene wilderness areas.

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There were fewer than 400,000 motorcycles in the U.S. in 1960. By 1976 there were 5.5 million motorcycles; of these 3.5 million were used off-road.

There were 250 snowmobiles sold in 1959 by 1970-71 this had reached 572,000 bringing the total to 2.2 million operating in this country.

Add to this another 250,000 dune buggies and perhaps three million four-wheel drive vehicles and the grand total reaches ten million ORVs, with more participants than sailing or snow skiing.

Government is only beginning to get a handle on the job of managing ORV use. Both Presidents Nixon and Carter issued executive orders directing public land managers to come up with comprehensive, even-handed regulations.

ORVs, may, however, prove difficult to manage. They are well organized through a network of clubs and magazines, and manufacturers provide a strong lobbying voice in Washington, D.C. ORVs also tend to see their sport as the last unregulated frontier, the only place left to escape the grasp of government.

And yet, regulation is underway on the way. The National Park Service is currently testing a new snowmobile plan which would actually open up more public lands to snowmobiling, and deadlines for developing for other areas to submit their plans for snowmobiling and other types of recreation.

Sheridan does not contend that ORVs should be banished from public lands. Instead he argues that ORV lands be separated from lands frequently used by non-ORVs, and that ORVs finance the acquisition and maintenance of these lands through license fees.

He also argues that hunters do enough volunteer programs.

The National Wildlife Federation has urged government agencies to adopt and strictly enforce regulations that zone areas so that ORVs use only suitable locations or trails that would have the least possible impact on the environment and other legitimate public land users.

Marquette News Advocate

3/23/79

# C of C Asks Input On Upgrading of City Waterfront

By KENDALL P. STANLEY

In an effort to determine priorities for improvement, the Petoskey Chamber of Commerce is seeking citizen input on how the waterfront area in the city is used and the areas that residents feel should be upgraded.

"We hope to obtain from the community at large responses that will indicate where their interests lie, and the areas of the waterfront that need improvement," commented Ted Harrold, a member of the Chamber's waterfront committee and the city's Water Resources Development Commission.

"We hope to get the results so we can set priorities as a Chamber committee, and also to push at the city level for the priorities as the community sees them," Harrold noted.

The survey, reproduced below, asks residents what portions of the waterfront they have used in the past year, and seeks input on the areas for improvement.

"We're planning to use the survey as a guideline, a guideline to help up provide an emphasis for waterfront projects," Harrold commented.

The Chamber would like the surveys to be returned by the end of March, with tabulation expected by the end of April.

## Seeks OK for Pier Off Harbor Point

**HARBOR SPRINGS**—Gordon T. Ford has applied for permission from the Army Corps of Engineers to build a 100-foot long seasonal pier with an open boat well in Lake Michigan off Harbor Point. The Corps has not yet responded to his application. The proposed pier involves building a structure of wood piles and a 40 x 100 foot well. The pier would be used for docking pleasure craft.

The purpose of the work would be to provide docking for pleasure craft. Any person interested in objecting or commenting on the work should do so by filing their comments in writing with the Army Corps of Engineers, Detroit District, Box 1007, Detroit, MI 48231, no later than 4:30 p.m., 30 days from March 21. All responses must refer to

## WATERFRONT SURVEY

CLIP AND MAIL OR RETURN TO:  
Petoskey Regional Chamber of Commerce  
P.O. Box 308  
Petoskey, Michigan 49770

### PETOSKEY REGIONAL CHAMBER OF COMMERCE WATERFRONT SURVEY

1. Resident of the City of Petoskey \_\_\_\_\_ County \_\_\_\_\_

Number of children \_\_\_\_\_

2. Should Petoskey actively seek to improve its waterfront properties? Yes \_\_\_\_\_ No \_\_\_\_\_. If yes, please continue.

3. What area(s) do you think need improving?

4. Do you use the waterfront as is? \_\_\_\_\_. How many times in the past year have you used the waterfront area? \_\_\_\_\_. What section of the park do you use?

- \_\_\_\_\_ Lime Kiln Area
- \_\_\_\_\_ Museum
- \_\_\_\_\_ Marina
- \_\_\_\_\_ Swimming Area
- \_\_\_\_\_ Utilities Building Area
- \_\_\_\_\_ Ball Park
- \_\_\_\_\_ Breakwater Area
- \_\_\_\_\_ Other (Please explain on a separate sheet of paper)

5. Should Petoskey:

- \_\_\_\_\_ Expand its Marina Services?
- \_\_\_\_\_ Expand the area east of the ball diamonds into a swimming beach and picnic area for day use only?
- \_\_\_\_\_ Allow overnight camping (No RV's) in the old lime kiln area?
- \_\_\_\_\_ Plant more trees and generally beautify the waterfront?
- \_\_\_\_\_ Add additional docking for smaller boats?
- \_\_\_\_\_ Seek passenger ferry service to Beaver Island?
- \_\_\_\_\_ Repair or replace the old dock?
- \_\_\_\_\_ Develop the area west of Bear River?
- \_\_\_\_\_ Seek the establishment of a private service marina thru land lease or sale of waterfront property
- \_\_\_\_\_ Reroute the Bear River so sediment does not collect in marina area?
- \_\_\_\_\_ Seek Federal funds for enlargement of breakwater protected area?
- \_\_\_\_\_ Other \_\_\_\_\_

6. Would you participate on a committee for improvements for the waterfront? Yes \_\_\_\_\_ No \_\_\_\_\_

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
TELEPHONE \_\_\_\_\_

*Petoskey News Review 3/27/79*

PNR  
3-7-71

In other matters, council learned that city recreation director Jane Buxton will resign March 27. The CETA funding that has paid for her position will expire on that date.

**Council Also:**

—Heard the city attorney is working on a letter stating the problems the city encountered with rental housing and the possible policy the city could consider adopting. The rental housing situation was a hot issue several months ago when the city considered adoption of a rental housing code and occupancy permit ordinance.

Any person who has an interest which may be affected by the construction may request a public hearing, but must submit the request in writing to the District Engineer by April 15. Even if a person



## City Council talks about marina progress

The Frankfort City Council, meeting in special session last Wednesday evening, heard from City Superintendent Charles Frederickson on how much the new waterfront marina has progressed and what problems the city still faces before the boating season begins this year.

"Eighty-two per cent of the marina is totally done," said Frederickson.

"We now need a policy definition... management is our biggest problem now," he added.

"Once we get the general policies, things will fall into place," Frederickson mentioned expressing his concern to form a Harbor Commission to operate the entire waterfront, including the launching ramp, the marina and the charter boat slips.

The City Council also took action in some matters concerning the marina including:

"Having Frederickson get quotes on a plaque to recognize Robert Bonwell."

"Expressing their concern to pursue the dedication ceremony during the National Soaring and Hang Gliding Festival and

attempting to have Governor W. Miller here for the ceremony."

"Voting to approve purchase of three pieces of playground equipment for the marina area totaling \$10,000."

"Approving a contract with the Deans to run the launching ramp again this year."

"Again giving Frederickson the permission to run public notices in order to find someone to remove the old service lounge."

"Having Frederickson get bids for repair of the slips in the charter boat basin."

"Having Frederickson get information on other Harbor Commissions."

In other business last Wednesday, the Council:

Approved public hearings once the finalized plans are furnished by Rural Housing Corporation on proposed apartment housing at two locations in Frankfort.

Approved monies for a sewer study and authorized Portraing Stout Associates to make the study.

Approved \$2000 to make up the final 20 per cent of a grant to improve the Mineral Springs.

## Mooring Plan Hits DNR Snag

By JAN MORLEY

HARBOR SPRINGS—"A potentially interesting hangup remains" with a plan to implement city-controlled mooring in the harbor here, City Manager Robert Anderson told the city council Monday night.

The Department of Natural Resources has informed the city that it wants to charge a fee for use of the bottomlands, but the city plans to argue against that idea at a meeting of the DNR on April 5.

Council agreed that a delegation from the city should approach the DNR to discuss the matter. If a fee is charged, the Harbor Springs Harbor Commission has pressed for keeping the money in local coffers and putting it back into the mooring project, waterfront projects or "at worst" in the general fund so that the money can be used to support common city services, Anderson told the council.

Otherwise, implementation of a designated mooring area in the harbor is going forward on the following revised schedule. Initially the plan was to be in effect this summer but time constraints made that impractical.

1) Mooring placements will be marked with submerged markers this spring.

2) The city will defer buying and placing the actual mooring tackle until next fall or next spring.

3) This summer the city will take names of boaters who want to reserve moorings for the next year, and referring to the collection of names, adopted ordinance 1977 users having preference.

4) Current boundaries of the area will be marked this summer so persons can get an idea of where the new mooring area will be.

5) The revised schedule will give the city time to get all necessary permits in hand before the city control takes effect.

*Boat is second subject 3/14/79*

*Petoskey News Review 3/12/79*  
**\$16,000 for Stairs, Other**

## Work at City Waterfront

By KENDALL P. STANLEY

The city of Petoskey has received notice that a grant of \$16,000 for improvements along the waterfront has been approved. The city must now provide \$4,000 in funds or in-kind service.

The project will provide for two stairways leading down to the city waterfront, and the upgrading of three areas along the lakeshore. The project came out of the Water Resources Commission of the city.

Funding for the project comes from the National Oceanographic and Atmospheric Administration, via the Coastal Management Program of the Michigan Department of Natural Resources.

Work on the project is expected to begin this spring, with completion due by October of this year, according to Ron Parker, Petoskey administrative assistant.

considering another site acquisition, just west of the State Park beach area in Traverse City. The Kammer Board will meet again on 26 June in St. Clair.

4. The Charlevoix-Emmet ASCS office thanked the Regional Planning Commission for its help in getting federal assistance (\$7,000 for each county) to conduct an erosion control project involving aerial seeding to implement our Clean Water Program.
5. The Migrant Health program, Lafayette Apartments in Petoskey, and Cadillac's Community Development Block Grant proposal have been accepted by federal agencies for funding.
6. The HUD Urban Development Action Grant program has listed a number of communities in our Region as eligible for grants. We are sending basic information about the program to those communities, and if desired will schedule a workshop.
7. The Steering Committee for the proposed forest resources management study organized on 27 April, and went over the proposal we will be submitting to the DNR.

#### PRESENTATION ON PSRO

Bob Morris introduced Jack Nicely and Cynthia Siedel from the Professional Standards Review Organization to give a presentation on the function and operation of that agency.

#### PLANNING REVIEWS (A-95)

W. Bechtel recommended Commission endorsement of all current cases previously described plus one new case, 61-79-2, a proposal by the Charlevoix Public Schools for a grant to conduct a series of environmental education workshops at the Beaver Island Lighthouse Center, for K-14 teachers in the Charlevoix-Emmet Intermediate School District. (Grant request \$10,000; Total cost \$10,000)

Motion to endorse all the projects (see attached list) by L. Wolgast, supported by A. Smith. Motion carried.

#### DIRECTOR'S REPORT

Bob Morris apologized for overlooking the fact that at Ralph Richardson's request he was removed from the Criminal Justice Advisory Council in December 1978, and said that as all agree he should stay on it we would have to appoint him again.

Motion by A. Smith, supported by O. Sutliff, to add Ralph Richardson to the Advisory Council. Motion carried.

EXECUTIVE COMMITTEE - 3 AUGUST 79

NORTHWEST MICHIGAN REGIONAL PLANNING AND DEVELOPMENT COMMISSION

RESOLUTION

ACQUISITION OF SHORELINE PROPERTY

WHEREAS adequate public access to the beaches and waters of Grand Traverse Bay is essential to maintain the high quality of life for the area's residents, and

WHEREAS such access is also essential to maintain the tourist activity so important to the local economy, and

WHEREAS there is a current opportunity to acquire a four-acre parcel with 900 feet of frontage adjacent to and just west of the Traverse City State Park property on the East Arm of Grand Traverse Bay, the property now known as Shore Haven Cottages,

NOW THEREFORE BE IT RESOLVED that this Regional Planning Commission endorse any effort by any public agency to acquire this parcel for preservations and use by the general public,

AND BE IT FURTHER RESOLVED that we urge any such new public owner to afford local planning bodies the opportunity to participate in the site development plan to ensure proper integration with local land use and traffic planning.

APPENDIX F  
NEWSPAPER ARTICLES

## Workshop to explain funding possibilities

11-17-78  
TC Record  
Page 5

TRAVERSE CITY — Local government officials can learn how to get funding and technical assistance for coastal-related projects at a Nov. 29 workshop in Traverse City.

The Traverse City session is one of three in northern Michigan, sponsored by the Northwest Michigan Regional Planning and Development Commission and the Northeast Michigan Council of Governments.

The workshop will begin at 9 a.m. and end shortly after noon at the Science

Building of Northwestern Michigan College. The public is invited.

Communities along Great Lakes shorelines or connecting waters are eligible for funding through the Regional Coastal Zone Management Programs, according to David J. Warner, Coastal Zone Planner.

Eligible projects include marinas, parks, nature education facilities, erosion studies, historic building preservation, local shoreline zoning and port feasibility studies, he said.

# E.J. Resurrects Plans For Boat Slips, Seawall

By NANCY JARVIS

**EAST JORDAN** - Plans for erosion control measures and additional boat slips in the East Jordan harbor were resurrected Tuesday night with City Council's passage of a resolution verifying support for the project and authorizing the city superintendent to seek grant funds.

The work originally was planned several years ago but the project never got off the ground. City Superintendent Herman Rasch told council that Resource Conservation and Development funds were available for the work last year although the engineering plans were never completed. This year, the RC&D funds have been slashed from \$35,000 to \$5,000 and, in essence, East Jordan missed its chance.

The city still has \$15,000 earmarked for the project however in a fund previously approved on the city ballot, Rasch said. This could provide the matching funds for another grant council is hopeful of obtaining.

Rasch said there are hundreds of grants available today and he plans to investigate and start applying. One good possibility, he said, is the Upper Great Lakes Commission.

Blueprint plans drawn by Blanchard of Traverse City were presented to council last night. Rasch arranged for the plans so the city would have something to show to prospective grant agencies.

If approved and funded, the work would be conducted in two stages. First, the seawall from the city boat docks to M-32 would be reconstructed and the second stage would include replacing the old docks with 40 new boat slips.

In other matters, council learned that city recreation director Jane Buxton will resign March 27. The CETA funding that has paid for her position will expire on that date.

Council decided to find a suitable replacement for Ma. Buxton. How the job will be funded was not discussed.

Council decided to send a letter of thanks to Ma. Buxton for the job well done.

What to do about the Main Street parking problem was a topic of consideration once again. Merchant Carol Tighe told council the merchants thought a possible solution would be to add angle parking on Esterly Street. The mayor and city superintendent said this wouldn't be feasible considering Esterly is a major street and the work would be at an "atrocious" cost.

Main Street merchants are seeking to have additional parking spaces provided for shoppers. The issue has been discussed at several council meetings and a police committee meeting. Possible alternatives under consideration include a one or two hour parking limit in the summer months and adding additional parking spaces along Memorial Park. Police Committee chairman Frank Campbell said another meeting will be scheduled to further consider the problem.

Council Also:

-Approved a zoning variance for Ron Conkle's home at 3rd and Esterly streets. Conkle sought a variance to allow two families to live in one home. The home would not be added on to but converted to accommodate two families. Conkle said he plans to rent the home in the future. The variance received a favorable recommendation from the Planning and Zoning Commission although the recommendation wasn't officially forwarded to council. The variance was approved provided the commission recommendation becomes official.

-Authorized the Child Abuse Prevention (CAP) group to store large articles for donation in the back portion of the community center with the understanding the city isn't responsible for damages.

-Heard the city attorney is working on a letter stating the problems the city encounters with rental housing and a possible policy the city could consider adopting. The rental housing situation was a hot issue several months ago when the city considered adoption of a rental housing code and occupancy permit ordinance.

# Money available to develop, protect and preserve county's shorelands

CHARLEVOIX COURIER

12-6-78

By SARA GAY DAMMANN

Money is available to develop, protect, and preserve Charlevoix County's shorelands and recreational areas.

That was the message representatives of Charlevoix and Emmet County local governments heard at a meeting in Petoskey Tuesday (Nov. 28) called by the Northwest Michigan Regional Planning and Development Commission.

David Warner, the Traverse City based planner with the regional group, Tim Erwin of the Department of Natural Resources, and Lewis Steinhilber of Northeast Michigan Council of Governments (NEMCOG), discussed grants available for "Coastal Management" as the workshop

meeting was entitled.

The three men explained that the program administered by the DNR's Land Resources Programs Division, and assisted by the two regional agencies, is aimed at helping local units of government — cities, counties, townships — manage their coastal land resources.

The main areas of concern, they explained, were to protect environmentally sensitive areas, develop recreational and access sites to the lakes, and develop recreational and access sites to the lakes, and develop marinas and ports where appropriate.

The federal grant, which the DNR oversees, amounted to \$1,580,000 for the fiscal year 1978-79. Some \$233,680 of that is for low-cost construction projects.

government to protect and preserve shorelines and develop public recreational facilities were also presented.

The Michigan Land Trust Fund Program, for example, is a source to which townships may turn to help acquire land to develop public beaches and boat launches. Land Trust Funds can be used to buy land for access to the Great Lakes or connecting waters, to buy land for access to the Great Lakes or connecting waters, to buy land to preserve or enhance fragile areas or protect endangered species; or to buy land to provide hunting or fishing op-

Another \$661,527, is designated for local projects. The balance of the \$1.5 million is distributed between administration, technical studies and state statute administration.

The \$332,307 ear-marked for "State Statute Administration" was explained as money to be used to assist states in applying laws and regulations already on the books for the protection of such valuable natural resources as wet lands, sand dunes, submerged lands, according to Erwin.

Local projects which have received funds under the Coastal Management Program include Charlevoix County's Beaver Island Lighthouse Restoration Project which was carried out this past summer. The Charlevoix School system, the Michigan History Division,

interested citizens and the funds from the Coastal Management Program were used in concert.

Types of projects range from a grant to the city of Sault Ste. Marie to conduct a shoreline study and industrial feasibility study; funds for the City of Escanaba to preserve a public beach threatened by erosion; and funds to Harrison Township to develop a public park along Lake St. Clair.

The workshop covered all the details of grant proposal qualifications, but Warner and his colleagues emphasized that it is their duty to be available to local officials to work out potential projects under this and other programs.

Other sources of funds for local

See grant page 14

Cont. from page 1

by the DNR.

The Upper Great Lakes Regional Commission, an arm of the U.S. Department of Interior, administered money to assist local government in developing projects.

The participant in Tuesday's meeting were told that the three men will help local government officials sort out the bureaucratic maze and design their grant applications so they have the best chance at getting some of these funds.

Warner said that beginning January 1979 local governmental bodies will receive notice of grant opportunities. However, a quick survey showed that

Commission, 2334 Aero Park Court, Traverse City (616-946-5922).

Applications for grants must be completed between January and May of 1979. Warner said he would meet with any group interested in pursuing these potential sources of funds.

Among the Charlevoix County officials attending Tuesday's meeting were Harman Rasch, East Jordan City Manager, Tim Clifton, Boyne City Manager, and John Hess, Charlevoix County Planner.

Hess said he found the meeting valuable and was preparing a newsletter to help explain the Coastal

# Leelanau Enterprise Feb. 12, 1979

## Anti-dam petitions being 'signed by the hundreds'

Signatures estimated "in the hundreds" have been collected since Friday on petitions calling for the county to cancel plans for a new dam at Leland and call a referendum on the subject.

Warren Eddy of Suttons Bay, chairman of Leelanau County Citizens for Reasonable Taxation, said yesterday that indications were that the petition drive will be a success.

He said a goal of about half of the 9,800 registered voters in the county or about 4,900 signatures is being sought.

Petitions have been placed in many businesses of the county by the tax-reform group except in the Glen Arbor and Empire areas, Eddy said. Petitions are expected to be placed there soon.

Meanwhile, two county commissioners who voted in favor of building a new dam have said they will consider the petition's intent.

Commissioner Ivan P. Egeler, who made the original motion to build a new dam in December, said  
(Continued On Page 15)

## Anti-dam petitions

(Continued From Page 1)

he would look at petitions but that he believes the decision to build a new dam "is the right one."

"I believe that if we go on repairing the old dam we are pouring good money after bad," he said.

"Because 1,500 people think something different than the county board, it doesn't mean those 1,500 are right when the board has spent considerable time digging into this stuff," the Greffichville commissioner said.

"I think it has been a more emotional than scientific issue and that everybody is worried that the Hollingers (owners of the dam) are going to 'get off the hook,'" Egeler added.

"Even if we negotiate with the Hollingers, we still are going to have the problem of what to do with the dam . . . the problem is going to be in repairing it because of the building located over it," he added.

Commissioner Norman Morgan

who later voted to build a new dam rather than repair the old one, said, "I might reconsider my vote if enough signatures are presented from this area."

That I have just put the feeling out (the way I voted) is what the people wanted. Nobody has really come out and told me what it would cost to repair the old dam," the Northport commissioner said. "I've been around construction all my life — in most cases it just doesn't make any sense to rebuild old stuff. I don't feel it is going to be very inexpensive to remodel the old dam."

"I'm still in favor of building a new dam," Morgan continued, "and I'm not going to change unless there are enough people over here telling me they want to repair the old dam."

The commissioners voted 4-1 to proceed with construction of a new dam on Dec. 12. Two of the five commissioners voting were attending their last regular meeting when the vote was taken.

The decision was challenged at a meeting Jan. 22 after two new commissioners had taken office. One, Commissioner Robert Walker of Glen Arbor, moved that the December vote be reconsidered to consider alternatives.

However, his motion lost, 2-3, with the other new commissioner, Stanley Walters of Cedar, supporting him.

Since December the board has gone into closed session at least twice to discuss acquisition of property at the new dam site.

Commissioner Walker said that he felt the petitions served to strengthen his position that the "new-dam" decision by the board should be reconsidered.

"I wouldn't have asked for reconsideration if I wasn't serious," he said.

One commissioner, who refused to be quoted, said he thought the petition was "too vague" in its wording. He asked, can the county spend taxpayers money to repair somebody's private property?"





IRISH BOAT SHOP in Charlevoix is constructing a combination breakwater and dockage system on Lake Charlevoix which will rest on 10,000 floating tires. The used car and truck tires are injected with polyurethane foam. The floating

rubber breakwater and dockage system is the first of its kind in Northern Michigan and is expected to be completed this spring, according to shop President Dave Irish. (NEWS telephoto by Jim Doherty)

## ***10,000 Used Tires on the Ice***

127/9  
PNR

# **Floating Rubber Breakwater And Dock Underway by Irish**

By DAVE GUZNICZAK

CHARLEVOIX — A local marina owner has found that tires not only have a use on land but are handy on water as well.

Dave Irish of Irish Boat Shop Inc. is in the process of building a combination breakwater and dockage system near his boat shop on Lake Charlevoix. The entire structure, extending some 400 feet into the lake and measuring about 350 feet wide, is made up of 10,000 used car and truck tires.

It's called a floating rubber breakwater and dockage system and is the first of its kind in Northern Michigan, Irish said.

Irish said the structure has advantages over conventional fixed breakwater and docks—cost being one of them.

Workers are in the process of assembling the floating breakwater which is to be completed by spring. The tires are injected with polyurethane foam and bound together in clusters by pieces of conveyor belting. Atop the tires steel frames will be attached. The frames will form the base for later fastening the wooden dock sections.

Except for the necessary anchoring cables and posts, the structure doesn't extend to the lake bottom. This allows a free flow of water below it and provides a haven for fish who hide among the tires, Irish said.

The idea for the thing originated with researchers from the University of Rhode Island and Good Year Tire and Rubber Company who have been experimenting with the floating marina concept since about 1972.

Irish said his structure will likely be the first floating marina where the breakwater and dock system are combined into one

single unit. Most floating structures built so far have only included the breakwater section. Irish said by combining the two, more lake area will be left open.

Since the thing doesn't fully extend to the lake bottom, it's cheaper to build in deeper waters than a conventional breakwater or dock system, he said.

The breakwater will be composed of the larger truck tires which are better able to stand the force of incoming waves. The breakwater will have the shape of a three-sided rectangle with the fourth side being the shoreline. Inside the rectangle, the dock system will be attached with enough slips to accommodate about 65 boats, Irish said. A small opening will be made in one of the sides of the breakwater which will allow boats to enter and leave the dockage area.

"It's a relatively new approach to providing weather protection in semi-protected areas," Irish said.

The marina owner said it took about three months to collect all the used tires. Most came from tire dealers in north and central Michigan.

"We cleaned up a lot of back yards to get them," Irish joked.

Irish said the project has another environmental advantage—recycling used tires which often end up cluttering landfills or sitting in some back yard or garage.

"We feel that we're doing something here that has a positive environmental effect," he said.

He said rubber is an almost ideal material for a project of this kind because of its durability.

# Forbrig Seeks OK to Dredge for Yacht Basin

By JEFF BLAKE

Helmut Forbrig of Charlevoix has applied to the U.S. Army Corps of Engineers and other agencies for permission to construct what the Corps calls, but what Forbrig emphatically denies will be, a marina.

Forbrig prefers to call it a "yacht basin", because he does not want to give the public the impression that his proposed docking facility will be of much service to other than Forbrig and his neighbors. It will contain no marina services, such as repairs and sales, and boat slips will be rented largely to Forbrig, his neighbors in the adjacent Lake View Court subdivision, and, Forbrig says,

"some friends of ours."

He has already given it the name of "Lake View Yacht Club". Where Forbrig intends to dredge some land and construct his basin is off of M-66 in Charlevoix Township on the western shore of Lake Charlevoix, where now rests a vacant lot of low, swampy land.

The proposed development will consist of constructing floating piers with finger piers, breakwaters and riprap protection. First he must dredge approximately 35,000 cubic yards of material from the 200 x 340 foot vacant lot in order to provide adequate

water depths. About two-thirds of the dredged material will be hauled from the site, and the other third will be used as fill to form the base of a parking lot intended for 10 to 20 cars.

A 190 foot-long breakwall of riprap will be laid at the entrance to the marina, and more riprap will be placed to afford shore protection. Steel sheet piling will be installed on the inner perimeter of the basin. Piers enough to hold about 60 boats will extend from both the base and the sides of

the basin.

Forbrig says his plan has already received preliminary approval from state agencies including the Department of Natural Resources, but must still wait until the Corps of

Engineers does the same. They oversee such matters because of guidelines set by a federal body, the Environmental Protection Agency. After an initial review of the project, the Corps has determined that an

Environmental Impact Statement is not required in this case.

The public notice regarding the project is now posted, and objections should be filed with

The State of Michigan, Water Quality Division, Stevens T.

Can-Charlevoix 10

## Forbrig

Continued from pg. 12

Mason Building, Lansing, if the objection relates to water quality certification, or to: District Engineer, Detroit District, Corps of Engineers, P.O. Box 1027, Detroit, to voice other concerns.

Forbrig says the land has been found unsuitable for building structures, and doesn't figure on hearing of formal objections. He has received a few complaints about the planned parking area.

Forbrig says, though, that he doesn't want traffic problems any more than the next guy—who probably happens to be Forbrig's neighbor. "We're trying to keep in harmony with the residents," he says of his Lake View Court subdivision. "Especially since we're living there." Forbrig adds that there will be "none of this commercial whatsoever" at the basin, and that commercial services would be readily available at the nearby Irish Boat Shop.

Forbrig owns the Lake Construction company, and has developed marina-and-boat-bases, including the Irish dock, which he subsequently sold. He also developed the Lake View Court subdivision. This project he figures will take a year to complete, and hopes to get the green light from the Corps so he can start work in the spring.

*Charlevoix  
News - Review*

At Charlevoix

*Monday  
Feb. 19, 1979*

# Harbor Modifications Shelved by Engineers

**CHARLEVOIX** -The U.S. Army Corps of Engineers has apparently put Charlevoix's proposed harbor modification project on the backburner.

City officials have received a letter from the Corps stating that "all work on the project has been suspended, the project has been placed in the inactive status and actions have been undertaken to reallocate the 1979 construction funds to other higher priority projects."

The project would have included deepening the harbor "to provide for economic deep draft transportation of commodities such as coal for the Northern Michigan Electric Cooperative and limestone for the Charlevoix County Road Commission and other harbor users." The city would have been required to relocate certain utilities presently buried under water in the harbor.

Although the Charlevoix City Council is not opposed to the project, council has said it has no intentions of offering financial assistance because no funds are available and the project would be more of a benefit to the commercial users than to the city at large.

## Could Be Re-Activated

Since the project lacks a local sponsor the Corps has decided to suspend the project. It could be reactivated if a local sponsor such as the city, county or state demonstrates a "willingness and ability to provide local assurances."

The Michigan Department of Natural Resources (DNR), which is the local agency designated to cooperate with the Corps in development of navigation projects, has been informed of the city's position.

Since the DNR acts as only a coordinator in commercial navigation projects such as the

Charlevoix Harbor improvement, any assurances of local cooperation issued by the department would be founded upon identical assurances provided by a local entity. Thus, lacking a local project sponsor which has the "ability and willingness" to fulfill the required items of local cooperation, the DNR cannot convey the required local assurances.

The DNR is hoping the city can obtain funds in the "near future" so the project can be reactivated.

Council acknowledged the letter from the Corps at Monday night's meeting, but made little comment on it.

## In other action, council:

Appointed Mrs. Douglas Wilks to a two-year term on the Board of Review.

Appointed Dr. Jeff Porter as the council's legislative representative.

Agreed to pay Board of Review members \$35 a session.

Transferred funds to the Local Street Fund.

Agreed to increase non-union wages at the same time union increases go into effect.

Tabled a request for a tax concession from Charlevoix Products until it can be determined if the company can indeed qualify for a tax break. City Attorney Mike Gibbons told council he believes Charlevoix Products waited too long after construction of the plant to apply for the break.

Approved the Lion's Fly-In for Aug. 19.

Learned that Helmut Forbrig has applied to the U.S. Army Corps of Engineers for permission to construct a marina. The proposed project, near Lake View Court subdivision, would consist of floating piers, with finger piers

for about 60 boats and a 190 foot breakwall of riprap. Approximately 35,000 cubic yards of material would have to be dredged to provide adequate water depths.

# Narrows dredging approved

The Lacsap County Board of Commissioners voted unanimously Tuesday to approve a resolution to apply for permits for dredging of the Lake Lacsap Narrows.

The application will be made to the Army Corps of Engineers and to the state Department of Natural Resources.

About \$1,500 feet on either side of

the M-204 bridge is being proposed for dredging. The width of the dredging is proposed to be about 100 feet, except at the bridge, and at depths of about five to six feet.

Consultant Chuck Olson of Brown & Root of Oakbrook, Ill., told commissioners the dredging may cost \$25,000. He estimated that 10,000 cubic yards of material may need

to be removed. An original estimate for that project was for 90,000 cubic yards to be removed at a cost of \$150,000.

Where the dredged materials will be placed has not been determined, although Olson said several sites upland from the narrows have been offered.

The board decided that Commissioner Ivan P. Egeler should continue to investigate the possibility of state and federal funding for the Leland Dam and narrows projects.

The commissioners have voted to replace the Leland Dam. The dredging and dam projects are both part of an effort to better control the water level of Lake Lacsap.

Egeler said he will contact the DNR and Michigan Waterways Commission as possible funding agencies.

Indications were last week that the county may receive help in funding the two projects from the Great Lakes Regional Commission (GLRC) and the federal Farmers Home Administration (FmHA).

However, the amount of the funds, or if they will be issued at all, has not been confirmed.

A spokesman for the GLRC said this week that the state project director has not yet submitted the commission's support for the projects. He also emphasized that the amount of assistance has not been determined, if it is issued at all, and may well be less than \$200,000, the maximum amount the commission will fund any project. It was reported last week that the funding might be less than but "nearly" \$200,000.

Total cost of the two projects is es-

## Move for new vote on dam rejected by commissioners

A motion to reconsider a decision to construct a new Leland Dam was turned down by a 3-2 vote of the Lacsap County Board of Commissioners Tuesday.

The motion to reconsider for a "period not to exceed four months" to look at possible alternatives to the commissioners' December decision to replace the dam was made by

er. His motion was supported by the other newly-elected commissioner, Stanley Walters of Cedar.

Not quite 30 minutes after Walker's motion was defeated, the board went into closed session for an hour to discuss purchase of properties near the site of the proposed new dam.

Walters said during discussion of his motion that he doesn't agree with the board's earlier decision to replace the dam. The Glen Arbor commissioner began his term Jan. 1, and the vote to replace the dam was taken at the old board's final regular meeting.

"I'm suggesting that the board go on record that they're not so sure they want to build a new dam, and let's look at it again. I don't know how we can proceed with other alternatives when we are hung with a prior decision that this is what we are going to do," he said.

Commissioner Ivan P. Egeler, who made the original motion to replace the dam, said he didn't see any problem with the idea of further study, but said he didn't think a motion was needed.

## Dredging

(Continued From Page 1)

timated to be \$500,000. About 80 per cent of the costs is being sought from government agencies, county commissioners have said.

The maximum amount the county could receive from the FmHA and GLRC is \$230,000. About \$125,000 may be paid with a special assessment district of property fronting on or having access to the lake and Leland River. About \$175,000 has been earmarked out of the county's general revenue funds.

The original estimate of the dredging project was 90,000 cubic yards at a cost of \$535,000.

NORTHWEST MICHIGAN REGIONAL  
PLANNING AND DEVELOPMENT COMMISSION

1979

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# Dunes chief seeks revenue-loss plan

By DAVID AVERILL  
Record-Eagle staff writer

SUTTONS BAY — If the National Park Service assumes management of county roads within the Sleeping Bear Dunes National Lakeshore, it will try to spur legislation to reimburse Leelanau County for any resulting revenue losses.

Affected are county roads on the Manitou islands and the mainland portion of the national lakeshore.

Donald R. Brown, park superintendent, has told the Leelanau County Road Commission that the attempt to pursue legislation for the road loss compensation probably should begin.

He said the park service will work with the governor's office on the necessary legislation but that it might also come from the federal government. Both avenues should be explored, he said.

He did not detail the number and locations of the mainland roads that may be acquired by the park service for inclusion in its wilderness areas.

Not all roads within the area will be closed, according to James Gilbo, superintendent of the Leelanau Road Commission.

"Those needed for specific purposes within the areas will continue to be maintained by the county," he said.

About 35,000 acres within the 71,000-acre park are being considered for



Brown

wilderness designation. Some 50 percent of the roads on South Manitou Island and all roads on North Manitou probably will be acquired.

One section of road connecting the north and south ends of South Manitou would be kept open to permit travel to a private cemetery and to farms on the northern end of the island.

Gilbo said Thursday that all details concerning the park service acquisition of the roads will be the subject of discussions to be held between the park service and the road commission following workshops to review the park's general management plan in August.

The public workshops are tentatively scheduled for Aug. 13, 14 and 15 at Leland, Glen Arbor and Frankfort. Times and locations for the meetings have not yet been set.

Brown said copies of the plan probably will be mailed to those participating in the review process during the first week of August.

## Dredge to Pump Silt From City's Marina 3 Weeks

They're taking the bottom out of Petoskey's marina.

"They" is Boyd Crist and Son of Cheboygan, who have been hired by the city to dredge between 5,000 and 7,000 cubic yards of sand and dredge material from the marina waters so that boats can travel in and out without scraping bottom.

Dredging began Monday and is expected to continue for about three weeks.

Harbormaster Dale Majerczyk says the last time the basin was dredged was 10 years ago, when the marina was constructed. Since then Bear River has emptied enough silt into the harbor to produce waters too shallow to navigate.

Majerczyk says there is less than a foot of water in spots well out from shore, and islands already would have surfaced were it not for this year's high water.

The Cheboygan firm's hydraulic dredge will be stationed from 70 to 100 feet away from the western pier, moving up and down the pier's length. The dredge's cutter-head agitates material at the basin's bottom, then the silt is pumped into a containment pond on shore.

Silt and other heavy material will collect at the bottom of the 600-foot perimeter pond, and will be trucked to a landfill once the process is completed. Water pumped into the pond will be filtered through straw bales before being piped back to the bay.

Majerczyk estimates the cost to the city at between \$18,000 to \$21,000.

7-25-79 RNR.

3rd Year in Row

PNR  
19 July 79

# DNR Rejects Inclusion Of Dunes at Wilderness

By NANCY JARVIS

The 700 acres of Sturgeon Bay dune land a 600-member coalition is seeking to have added to the Wilderness State Park has once again been rejected from the list of properties under consideration for state purchase.

The property is located north of Wycamp Lake in Bliss Township and is bordered by Wilderness State Park to the north and south and private land to the east.

The Michigan Department of Natural Resources informed the Little Traverse Conservancy that for the third year in a row, the dune lands have been cut from the list of properties to be purchased by the Kammer Land Trust Fund. Each year royalties derived from oil drilling are added to the Kammer Land Trust Fund and in turn used to purchase land for public recreation.

"This year, only about \$3.5 million in Trust Funds will be available for acquisition," states the DNR letter of rejection to the conservancy. "The intense competition for available funds forces the board to forego many excellent opportunities."

"The board's decisions were based on level of conformance to the goals as well as significance of recreational opportunities in relation to all other proposals submitted...Only four of 20 proposals still under consideration, for example, are outside a 50 mile radius from an urbanized area of a Standardized Metropolitan Statistical Area. The board feels it is imperative to provide more opportunities in close proximity to the majority of Michigan's population."

Little Traverse Conservancy Executive

Director Kathryn Bricker says the conservancy will continue its efforts to have the land publically designated. She said a fourth proposal will be submitted again next year.

"We will definitely keep working on this and maybe change our approach," she said. "I plan to go to the August (Kammer group) board meeting to learn the inner workings of the committee."

This year, backers of the proposal solicited state Rep. Charles Varnum's support on the project with hopes it would help to show the extent of local support. Indeed, many local groups, including the Emmet County Sportsman's Club, the Little Traverse Sierra Club, Petoskey High School Ecology Club, and Petoskey Regional Audubon Society are in favor of the land joining the state park. In all, about 600 people are backing the acquisition of the property by the state.

The groups seek protection of the land from encroaching summer homes, heavy ORV use and the possibility of sand mining companies beginning operations on the land. Some of the land is owned by mining companies while other tracts are being scrutinized for possible purchase.

The dune land is distinguished by several species of endangered plants as well as deer, fox, and wild turkey, Ms. Bricker says. The ORVs are a major threat to the dunes since they tear up the fragile grasses that help to anchor the sand. When the plants are destroyed and the root systems die, the sand is blown further and further away from the Lake Michigan shoreline. Ms. Bricker says this process has already begun.

# Township wants to hire consultant firm

Norwood Township has applied for assistance to hire a private consultant firm to work with the township in preparing a site master plan and feasibility study of the township.

This is just one of several proposals that has been submitted to the Michigan Coastal Zone Grant Program by local units of government in the northwest region.

Other project proposals include:

- The Beaver Head Lighthouse Project on Beaver Island is applying for assistance to purchase and restore the lighthouse.
- The City of East Jordan is applying for assistance to improve its waterfront on the South Arm of Lake Charlevoix.
- The Village of Elk Rapids is hoping

to obtain money for preliminary engineering designs for the proposed expansion of its public marina.

• The City of Petoskey has submitted two projects, one is construction of a marina and the other is an application for financial assistance in developing a long range waterfront plan for the city's waterfront.

• Emmet County has applied for funding assistance to prepare an engineering feasibility study for a bridge path around Little Traverse Bay.

According to the Northwest Michigan Regional Planning and Development Commission, local units of government should know by October if they will get assistance.

7-25-79 R.E.

## State may be asked to buy 4-acre parcel on East Bay

By MIKE NORTON  
Recent-Eagle staff writer

TRAVERSE CITY — In another attempt to set aside some of the dwindling open shoreline along East Grand Traverse Bay, local governmental units are suggesting that the state purchase about four acres of beach property near Three Mile Road.

The Grand Traverse County Board of Commissioners voted Tuesday to nominate the property now occupied by Shorehaven Cottages for purchase by the Michigan Land Trust Fund. The East Bay Township Board is scheduled to consider a similar measure at its next meeting.

The proposal was submitted by the Traverse Bay Area Planning Commission, which has been trying for years to get some East Bay frontage set aside for public use. Under the terms of the nomination, the Shorehaven property and its 900 feet of beach would become an addition to the Traverse City State Park, which borders it to the east.

The property is owned by the Fisher Electronics Co., which once had plans to turn it into the site of a high-rise

motel. Fisher is asking some \$600,000 for the parcel.

The land trust fund — also known as the Kautner Fund — is set up with tax money on state oil and gas revenues to purchase endangered or unique properties for public reserves and recreation areas. Earlier this year, local officials tried unsuccessfully to have a parcel at Four Mile Road purchased by the fund.

Fellow county board members asked Commissioner Arthur Eisenheimer of East Bay whether the township would object to having the property taken off its tax rolls, since public land is not taxable. Eisenheimer said sympathy in East Bay seemed to be on the side of preserving some of the remaining beach.

"I think there's some concern about losing that property from the tax rolls," said Eisenheimer. "But there's also a lot of concern about the number of motels on the beach. And I think that may be the more important concern."

Eisenheimer said the township has prepared a letter in support of the proposed acquisition and will be forwarding it to the state.



# East Bay park expansion gets good state reception

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RE.

By MIKE NORTON  
Recent-Eagle staff writer  
TRAVERSE CITY — Local officials are becoming increasingly optimistic about the possibility that a four-acre parcel of beachfront property near Three Mile Road may become an addition to the Traverse City State Park.

Representatives of the non-profit Traverse Area Foundation and the Traverse Bay Area Regional Planning Commission testified Tuesday before the state land trust commission in Lansing, asking that the Shoreline Out-ages property be considered as the site of a future park extension.

Their testimony, said regional planner Wolfgang Avery, was "very well received" by the commission.

"We are very optimistic about the

possibility of their acquiring that fringe for use as a state park," Avery said.

The 500-foot beach frontage is the largest available parcel on the southern shore of East Grand Traverse Bay, and is owned by the Fisher Electric Co., which is asking about \$200,000 for it. The area foundation has spent years trying to set aside some "open space" along East Bay before the shoreline becomes completely developed. The project received a big boost this week when Gov. Milliken added his support.

According to Avery, the land trust commission questioned foundation and planning representatives about the possibility of finding local support money to help purchase the property. While

there are no funds available locally to contribute to the proposed acquisition, he said, the foundation has volunteered to clear the land of existing buildings free of charge.

The land trust commission is scheduled to make a tentative decision on the request (one of some two dozen such requests by Michigan communities) on Sept. 3. At that time, it will issue a list of projects it intends to approve and will send investigators from the state Department of Natural Resources out to examine each site.

Based on the findings of those investigations, the commission will issue a formal list of approved acquisitions sometime in December; by January the list will be submitted to the legislature for its approval.

# Other Sites Available for Boyne

By DAVE GUZNICZAK  
BOYNE CITY — If Boyne City loses its chance to develop a swimming beach on the tannery property, are other opportunities available for getting a beach for the community?

The answer is yes. There are other sites in the community that could be considered for a beach. But whether they, or the proposed tannery beach, are suitable locations from both a recreational and health standpoint is impossible to say until more research is done.

In any case, the News-Review spoke this week with a state official and briefly reviewed the potential sites where a beach could be located in the community. The fate of one proposed site, the tannery beach, rests in the hands of city voters Tuesday.

A group of local developers is asking the city to close a section of Front Street so they can build a multimillion dollar condominium complex on the tannery property. Their plans also include offering the city about four acres of the land for a swimming beach and park.

On Aug. 7 Boyne City voters will decide if Front Street should be closed. If voters decide to save the street, the city commission will abandon its plans to close Front Street for developers. Developers plan to develop the property regardless if the street is closed or not. However, if the street is left open, their new plans don't

include donating beach land to the city.

A planner with the state Department of Natural Resources (DNR) recently inspected the city waterfront and four potential sites were looked at: the proposed tannery beach west of the city wastewater treatment plant, city property behind the plant, city property north of the Boyne River mouth and an area of land behind city hall.

Here are DNR Planner Lester Nichols observations:

— **TANNERY BEACH:** Compared to other sites, it's the most desirable location for a beach and park purely from a recreational standpoint. Adequate area is available for park development. It's far enough away from the downtown area to pose no serious traffic problems yet close enough that it's still within walking distance for residents.

From a water quality standpoint, the water here looks clean. However, studies would have to be done to more accurately determine water purity. In fact, the planner said soil tests and other studies would have to be made of all sites to check for water quality.

— **LAND BEHIND TREATMENT PLANT:** The site and beach are small and includes a wetlands area that may be disturbed if a beach and park is located here. Also it may be too close to the plant to be a suitable location.

— **SITE NORTH OF BOYNE**

## Planner for DNR

### Pinpoints Locations

RIVER: Area would have the most serious traffic problem.

Also, stone riprap along the waterfront poses another problem for putting a beach here.

— **PROPERTY BEHIND CITY HALL:** In terms of designing a beach and park, this would be the next best location. A park, ball diamond

site, there is another matter which may prevent the city from getting federal funding for a beach and park at this time.

Congress is currently considering an appropriations bill which would cut federal land and water conservation moneys to the states. It's predicted Michigan may lose half of its federal appropriations which would go toward projects that would likely be initiated next year.

The DNR, which has authority to appropriate the federal funds, currently has put

## Beach

applications for land and water

conservation grants from local units of government in a holding pattern until Congress takes some action on the bill. Nichols said the bill has passed the House and now goes to the

Senate.

DNR officials indicate it's too early at present to predict what effect this will have on Boyne City's nearly \$54,000 grant request for developing the tannery beach and park.

# Milliken backs bayfront

By MIKE NORTON

Record-Eagle staff writer  
LANSING — Gov. William Milliken has thrown his support behind a local drive to acquire land for public recreation along the south shore of East Grand Traverse Bay.

And state officials are saying there are "very good chances" for approval of a proposal to buy four acres of property near Three Mile Road as an extension of the Traverse City State Park.

Tuesday morning representatives of the Traverse Area Foundation and the Traverse Bay Area Regional Planning

Commission will appear before the state land trust commission to ask that the state purchase the four-acre parcel now occupied by Shorehaven Cottages. The local proposal will be competing with about two dozen other projects for consideration by the commission.

The governor has sent a letter endorsing the bayfront project, which will be added to similar letters from Sen. John Eagler, (R-Mt. Pleasant), the East Bay Township board, the Grand Traverse County Board of Commissioners, the Traverse City Commission and others.

**Officials say chances are 'very good' that they will buy four acres of land near Three Mile Road for the state park**

"The governor wouldn't ordinarily get involved in a particular trust fund project before the commission has heard from the Department of Natural Resources," said spokesman George Weeks. "But we've talked to people over there, and there seems to be a great deal of enthusiasm for the idea. This specific site appears to make a great deal of sense."

The current effort is only one of many attempts by the non-profit Traverse Area Foundation to find ways of setting land aside along the rapidly-developing south shore of East Bay. A similar effort to have the state purchase a small parcel of land near Four Mile Road was unsuccessful earlier this year.

The Shorehaven property, with its 900 feet of beach frontage, is currently

The Record-Eagle, Traverse City, Mich. 49684, Monday, August 6, 1979 — Page 3

## property purchase

owned by the Fisher Electronics Co., which once planned to build a high-rise motel development on the site. The company is asking some \$800,000 for the parcel.

"Acquisition of this property could assure some all-too-rare open space along a magnificent shoreline," said Weeks. "It would be a shame if this view were blotted out by more development."

Foundation president Dr. James Hall said his group was "very optimistic" about the effort to acquire the land. The foundation and the area planning commission each will testify for five

minutes before the land trust commission Tuesday morning.

The Michigan Land Trust Fund (or Kammer Fund) was set up several years ago under its provisions, state revenue from oil and gas exploration is set aside for purchase of rare or endangered properties for use as recreational parks and preserves.

The commission is not scheduled to make a decision on which projects to approve at its Tuesday meeting. A decision, local officials say, can be expected sometime this fall.

# Area Cities, County Will Receive Coastal Work Funds

24 Sept:79  
PNR

Six area governmental units have been awarded grants totaling from \$12,500 to \$35,000 for various shoreline projects as part of the federally-funded Michigan Coastal Management Program.

According to Larry Sullivan, the new coastal planner for the Northwest Michigan Regional Planning and Development Commission which is based in Traverse City, the following grants will be awarded to area governmental units around the first of October:

The approximate dollar amounts listed below include 80 percent federal funding and 20 percent local match funding in either dollars or in-kind services, such as providing materials or manpower.

•Petoskey — \$35,000 to develop a comprehensive waterfront design plan, including short and long-range objectives.

•Emmet County — \$15,000 to conduct an engineering feasibility study for a bicycle path around Little Traverse Bay. The study will explore possible routes and construction costs. If the project is determined to be feasible, "with a little bit of luck" the county may be able to obtain construction funds in the future from the Land and Water Conservation Fund and the Department of Transportation, Sullivan said.

•Boyne City — \$14,000 to conduct a feasibility study and site analysis and to develop a design plan for a city beach. This grant was originally sought to study the feasibility of the tannery property as a beach; however, the money may be used to conduct the study on a different site, Sullivan said, since it now appears that the tannery site will not be available.

•East Jordan — \$12,500 to conduct a site analysis and develop plans and specifications for the tourist park. The park will be reviewed in terms of recreation and beautification possibilities. Health aspects will also be reviewed, Sullivan said. Sullivan is hopeful that future funds to make actual improvements at the park will be available from the Land and Water Conservation Fund.

•Norwood Township — \$14,500 to conduct a site analysis and feasibility study of the Norwood Township Park. The study will include looking into preserving natural and historical aspects of the park and looking at recreational and nature interpretation possibilities.

•Mackinaw City — \$25,000 for site design of five road access points to Lake Michigan, two public beaches in Wawatam Township and of a 250-foot, city-owned lakefront parcel.

Other 1979-80 Coastal Management Program grants (for the fiscal year Oct. 1, 1979, to Sept. 30, 1980) will be awarded to the following governmental units in Northern Michigan in the following approximate amounts: \$30,000 to Rogers City for park site design, \$19,500 to Alpena for Thunder Bay River park site design, \$6,800 to Filer Township for access control and restoration, \$10,000 to Traverse City for beach property site design, \$14,070 to the village of Elk Rapids for Harbor Park development, \$11,000 to Garfield Township for Boardman River interpretive development, and \$19,700 to Peninsula Township for coastal park development.

# Boyne Sued Over Zoning Denial for Townhouses

19 Sept. '79

P.N.R.

LS/AR

By DAVE GUENICHAUX

BOYNE CITY — Claiming the city's zoning ordinance is unconstitutional, two downstate attorneys are suing the City of Boyne City over a rezoning denial for a proposed town house development on Lake Charlevoix.

The attorneys, Michael F. Ploerde and Richard A. Campbell, are members of a co-partnership called Southern Exposure which is suing the city and seeking over \$18,000 in damages. The suit was filed Aug. 31 in Charlevoix County Circuit Court.

At an Aug. 14 meeting, the city commission voted to deny the men's request to rezone less than one acre located on Charlevoix Street from R-1, single family residential, to R-2, multiple family residential, so they could build a four-unit town house there.

The commission's action was based, in part, upon the recommendation of its city planning commission.

Reasons why both commissions disapproved of the rezoning included local opposition to the project raised by neighboring property owners, beliefs that the proposed site wasn't large enough to accommodate a town house of this size and that the development was too dense for the site and that the rezoning would amount to spot zoning and would be inconsistent with the

city's zoning plans.

Southern Exposure, the plaintiff, claims the reasons set forth are "arbitrary and unreasonable" and don't constitute grounds for denial.

Furthermore, it alleges the city's zoning ordinance is unconstitutional claiming a "separation of residential zoning into various residential districts is unconstitutional for the reason that all of said districts provide housing and said separation is made without any actual consideration for the number of people that will reside within each district, but rather it is made based on some sort of unreasonable and arbitrary unit designation."

Other allegations listed in the suit are that the single family residential zoning of the plaintiff's property "constitutes a taking of plaintiff's property without due process" and, when looking at the "total zoning picture" within the city, "constitutes a denial of equal protection of the law to the plaintiff."

Southern Exposure is asking the court to grant the rezoning and award it over \$10,000 in damages. It maintains the denial "will result in added costs to your plaintiff, when construction is permitted, in excess of \$10,000 and which denial substantially impairs the marketability of your plaintiff's parcel..."

The men had estimated earlier this summer the cost of building the development would be around \$300,000. They had planned to start construction this year and two of the units were to be occupied by them on a seasonal basis.

The city planning commission met Monday and briefly discussed the suit.

It also discussed what effect, if any, its decision to approve another proposed condominium development in that area would have on the pending lawsuit. However, unlike the town house proposal, the other development doesn't involve construction of new buildings but rather involves a change in use of existing buildings.

Dick Sharer, co-owner of the Maple Shore Resort at 306 W. Michigan St. is proposing to convert his resort motels to condominium use. No construction of living units would be involved. Rather, instead of renting the motels, he proposes to sell them and the new proprietors would own the resort as a group.

The Johnson, Johnson and Roy planning firm of Ann Arbor, working on developing the city's comprehensive plan, said the impact of the resort on the community will remain basically the same under the proposed condominium-use arrangement.

The resort consists of about seven cabins.

The planning commission gave conditional approval to the Maple Shore Resort project Monday subject to its review by legal counsel and approval of the zoning board of appeals. The commission also retains the right to review the final plans for the resort.

At present, the resort is a nonconforming use and the change to a condominium arrangement would constitute a change from one nonconforming use to another which the city allows if "the use is within the same, or higher, classification as the original nonconforming use."

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